



#MLS **FR399131**

## NICE - GAIRAUT

Nice Gairaut – House 7 Bedrooms 267 sqm With Flowered Garden and Swimming Pool

1 290 000 €

Pièce(s) 8

Surface **267m2**

Chambre(s) 6

Salle(s) de bain(s) 2

Garage 0

In a secure residential area with caretaker on the area of Gairaut, beautiful villa of 267 sqm located on a landscaped wooded and flowered land of 1100 sqm with a private swimming pool.

You will be seduced by the volume of the living rooms and the distinction of spaces with a beautiful dining room extended by a comfortable and bright living room with fireplace, a large kitchen and a separate master suite with bathroom and dressing. The floor hosts a second master suite with bathroom, two bedrooms, a bathroom and a beautiful terrace / solarium overlooking the field.

On the ground floor, two other suites with bathroom, the largest with independent entrance could be easily transformed into a studio.

Also a sauna of very good quality, a buanderie with tidying up and a cellar. A double garage and many parking places complete this beautiful house in the ideal situation.

Amenities (bus, schools) and pretty meadow nearby.

Surface : **267 m<sup>2</sup>**  
Séjour : **45 m<sup>2</sup>**  
Terrasse : **50 m<sup>2</sup>**  
Balcon : **1100 m<sup>2</sup>**

Chambre(s) : **6**  
Salle(s) de bain(s) : **2**  
Garage : **2**

Etat : **Bon état**  
Vue : **Collines**  
Exposition : **Est-Ouest**  
Cuisine(s) : **Indépendante**

Charges / mois : **100 €**  
Taxe foncière : **4534 €**

GES : **Classe E**  
(36 à 55  
kgeqCO2/m2.an)  
Honoraires :  
**Vendeur**



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