



#MLS **FR394729**

## NICE - GAIRAUT

Nice Gairaut – Villa 5 Bedrooms 242 sqm and Garden  
2800 sqm

1 150 000 €

Pièce(s) 6

Surface **242m2**

Chambre(s) 5

Salle(s) de bain(s) 1

Garage 0

Real haven of peace – Villa with a surface of 242 sqm, established on a ground of 2800 sqm. With a sea and hills view, facing south it consists of 3 levels.

On the first and main level, a large entrance, a living room, a kitchen, three bedrooms and a large bathroom.

On the upper level, a bedroom with its terrace, bathroom, and private watercloset.

Finally on the ground floor, a one bedroom apartment consisting of a living room, large kitchen, bedroom, bathroom, spacious laundry room and wine cellar.

Several outdoor parking spaces complete this property.

Surface : **242 m<sup>2</sup>**  
Balcon : **2800 m<sup>2</sup>**

Chambre(s) : **5**  
Salle(s) de bain(s)  
: **1**

Etat : **A rafraichir**  
Vue : **Mer**  
Exposition :  
**Sud-Ouest**  
Cuisine(s) :  
**Aménagée**

Taxe foncière :  
**2471 €**

GES : **Classe C**  
**(11 à 20**  
**kgeqCO2/m2.an)**  
Honoraires :  
**Vendeur**



VOTRE CONTACT POUR CE BIEN  
**Cimiez boulevard**  
TEL : **+33 4 93 53 51 50**  
EMAIL : **contact@cimiez-boulevard.fr**

**CIMIEZ**  
BOULEVARD

92, bd de Cimiez 06000 Nice  
T. 04 93 53 51 50  
info@cimiez-boulevard.fr  
cimiez-boulevard.fr