



PORTISSIM

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AGENCE DE :
● SAINT LAURENT DU VAR
CAGNES SUR MER

1 470 000 €

For sale maison de caractère

8 rooms

Surface : 275 m²

Surface of the living : 100 m²

Surface of the land : 3300 m²

Exposition : Sud ouest

View : Montagne

Hot water : Electrique

Inner condition : Top notch

External condition : Exceptionnel

Couverture : Tiling

Features :

air conditioning, Pool house,
Stationnements, Fireplace, terrace, Double
Glazing, Automatic Watering, Grenier,
Alarm, pool

5 bedroom

2 terraces

1 bathroom

3 showers

4 WC

1 garage

6 parkings

1 cellar

Legal information

1 470 000 € fees included

5,00% VAT of fees paid by the buyer
(1 400 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



Maison de caractère 25763 Aspremont

EXCLUSIVE PROPERTY IN NICE – GAIRAUT ASPREMONT Beautiful Provençal-style house located in Nice, in the sought-after Gairaut Aspremont neighborhood. This home, set on a 3000m² plot, is a true peaceful retreat, nestled in the heart of nature. It offers 280m² of living space, renovated with high-quality materials, elegantly combining trend and prestige. The house is laid out as follows: On the garden level, you will find a garage as well as a bedroom with its bathroom, a recreational area with a small kitchen that can be converted into an apartment, covering 60m². There is also a spacious master suite measuring 30m². On the ground floor, a 100m² living area unfolds, extended by a terrace overlooking the pool – the perfect spot to enjoy relaxing moments. This level also includes an office and a main bedroom with an en-suite bathroom and dressing room. Finally, the attic has been cleverly converted into storage space. Peace and sunshine...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 3012 and 4074 € (reference year 2023)
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