

1 470 000 €

Contact agency

**Azur Méditerranée**

2, avenue Albert 1er

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For sale house

3 rooms

Surface : 94 m<sup>2</sup>

Surface of the land : 122 m<sup>2</sup>

Exposition : Sud

View : Mer

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, Laundry room, CALM, Close to the beache, OFFICE

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B



## House Nice

This villa benefits from an exceptional position, in a small private estate, a few steps from the port of Nice and close to the beaches, absolute calm and a beautiful open view of the sea. It consists of 2 main levels: A beautiful living room opening onto a large balcony and accessing the garden Veranda converted into a dining room Independent equipped kitchen Wc for guests Small alcove area with a second veranda First floor: Master bedroom with en-suite shower room, opening onto a beautiful balcony and enjoying a sea view 2nd bedroom and shower room, terrace and sea view The villa is semi-detached on one side. Perfectly landscaped garden with a summer lounge and a small swimming pool Additional advantage: Garage and easy parking very close to the house Large cellar which can be used for a 3rd bedroom after work.

Fees and charges :

1 470 000 € fees included

Document non contractuel

