

1 100 000 €

**Contact agency**

**Riviera Bay**

4 Bd de la Corne d'Or (Moyenne Corniche)

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**For sale villa**

**4 rooms**

**Surface : 103 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 315 m<sup>2</sup>**

**Year of construction : 1955**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Cumulus**

**Inner condition : excellent**

**Features :**

CALM, fireplace, Environnement résidentiel

3 bedroom

1 bathroom

1 shower

2 WC

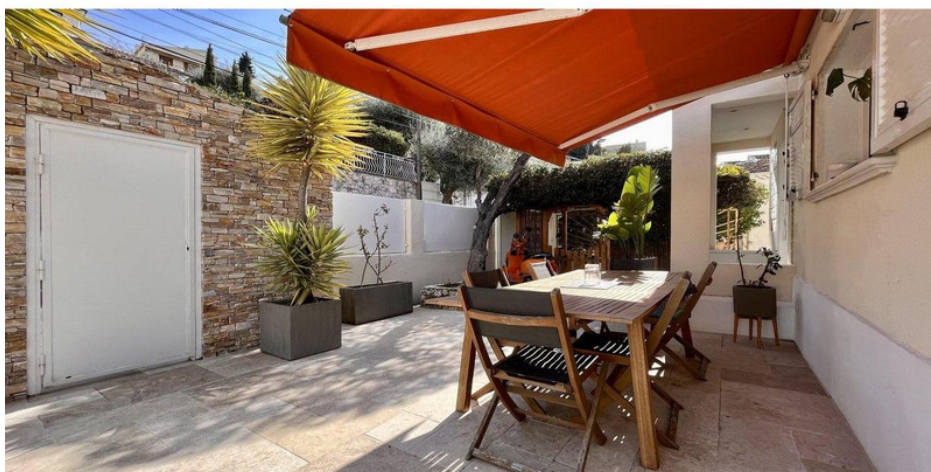
1 parking

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel



**Villa Nice**

**NICE MONT BORON - QUIET - PANORAMIC SEA AND CITY VIEW - PARKING**

Beautiful detached villa of 103m<sup>2</sup> Carrez law on a plot of approximately 300m<sup>2</sup>, in a dominant and quiet position, with panoramic city and sea views, and a beautiful exposure (East-West). On one level, magnificent and bright living room of approximately 50m<sup>2</sup> with cathedral ceiling, fully fitted and equipped open kitchen with central island, opening onto a 60m<sup>2</sup> terrace. On the lower level, master bedroom with dressing room and bathroom, separate toilet, 2 bedrooms with built-in storage and shower room with toilet. A beautiful landscaped garden (31m<sup>2</sup>) below, with composite wooden terrace (26m<sup>2</sup>). The house was built on a crawl space, serving as a laundry room and storage space (31m<sup>2</sup> off the Carrez). The villa also has an indoor parking space and parking is easy in front of the house. (fees borne by the seller)

**Fees and charges :**

Well condominium

1 100 000 € fees included

