

655 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

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For sale townhouse

4 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Surface of the land : 450 m<sup>2</sup>

Year of construction : 1970

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : GOOD

Features :

AIR CONDITIONING, CRAWL, double glazing

3 bedroom

2 terraces

2 showers

2 WC

4 parkings

2 cellars

Energy class (dpe) : F

Emission of greenhouse gases (ges) : E

Document non contractuel

24/11/2024 - Prix T.T.C



## Townhouse 4992 Nice

Nice West - NAPOLEON III DETACHED VILLA / CLOSE TO ALL AMENITIES / FLAT LAND / PARKING / VERY RARE NEW - EXCLUSIVE! The COT'OUEST Immobilier Napoléon III agency offers you at the crossroads of Avenue de la Lanterne and Boulevard Napoléon III, close to all amenities, transport... A very beautiful detached villa from the 70s built on a plot of approximately 450m<sup>2</sup>. It is composed as follows: On the garden level, separate kitchen opening onto a covered terrace, air-conditioned living room with fireplace, separate toilet and shower room, a cupboard serving as a back kitchen. On the first floor, 3 bedrooms with cupboards, shower room, separate toilet. A complete refresh is to be expected. A cellar and a garden shed. You can park up to 4 vehicles. This property is extremely rare on the market thanks to its location where you can access all shops and transport in just a few minutes on foot! Double glazing, electric gate, armoured door, roof and façade redone a few years ago. To visit without delay! Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the COT'OUEST Immobilier Napoléon III agency on 04.92.29.12.91

Fees and charges :

655 000 € fees included

