

2 500 000 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

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For sale villa

10 rooms

Surface : 315 m<sup>2</sup>

Surface of the land : 800 m<sup>2</sup>

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

fireplace, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

3 terraces

2 bathrooms

1 shower

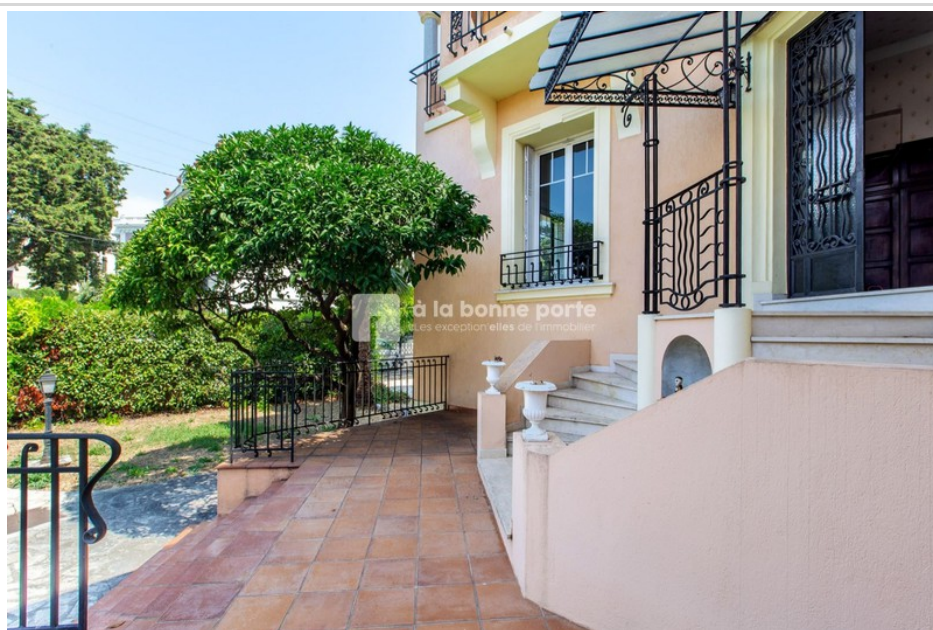
3 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

Document non contractuel

17/07/2024 - Prix T.T.C



### Villa 43 Nice

(06) NICE LE PORT : Located in a quiet cul-de-sac, in a very sought-after private domain a few minutes walk from the port of Nice, beautiful bourgeois house with character of 315m<sup>2</sup> on 3 habitable levels built on a plot of 800m<sup>2</sup>. This property is currently divided into two apartments of 7 and 3 rooms. (Apartments that can be combined) A House available with its living rooms steeped in history, moldings on the ceilings and walls, marble fireplaces, old Hungarian point parquet floors, paneled walls, forged glass doors, everything is decorative to make this home a unique and out of time without forgetting the terraces and balconies with forged railings on the garden area. The Art of living close to the Port, the sea, the city center, shops and transport... ground floor Entrance, Living room, Dining room, Separate kitchen, Office, Bathroom/toilet Stage 4 Bedrooms, Bathroom/toilet Services: Fireplaces, roller shutters, watering, exterior lighting, Intercom, Electric gate \*\*\* Wastewater: Mains drainage

Fees and charges :

2 500 000 € fees included

