

1 100 000 €

Buying 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

27/04/2024 - Prix T.T.C



## Villa Nice

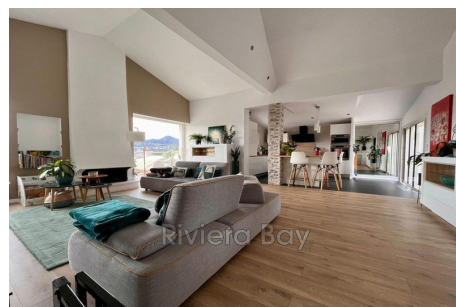
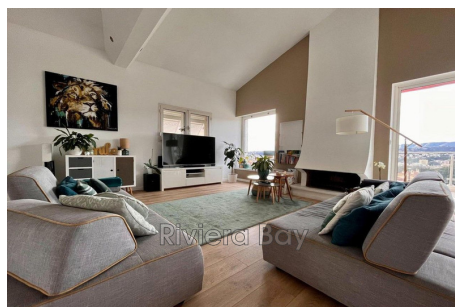
NICE MONT BORON - QUIET - PANORAMIC SEA AND CITY VIEW - PARKING

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



RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer  
**Parking Gratuit devant l'agence / Free Parking Lots available**

Tél. +33 (0)4 93 04 22 12 - contact@riviera-bay.com - www.riviera-bay.com

RCS Nice B 491 891 594 - Document non contractuel - Barème de prix sur notre site internet