

Maison Nice 200 m²



SALE PRICE : 1 490 000 €

EMAIL : ARTREALTY@COLDWELLBANKER.FR

DESCRIPTION

Discover this superb, character-filled Niçoise house, ideally located in a sought-after residential area of Nice West. Offering a peaceful and green living environment, this 1950s home is set on a vast, flat, and tree-filled 1,450 m² plot, boasting a beautiful sea view.

Bathed in natural light, the house is divided into two independent apartments. On the garden level, a three-room apartment of approximately 65 m² features a private entrance and opens directly onto the garden, providing a true haven of tranquility. Upstairs, a spacious five-room apartment of 133 m² offers breathtaking sea views from its main living spaces. It includes an entrance hall leading to a large living room, a fully equipped kitchen, four bedrooms, two bathrooms with toilets, and access to the attic, which can be converted to suit your needs. A lovely south-facing terrace completes this living space.

Outside, the property benefits from a large 35 m² garage and several annexes, with the possibility to park up to six vehicles in the garden. A true green sanctuary just moments from shops, schools, and transport, this rare gem on the market combines charm, comfort, and convenience.

Don't miss out on this exceptional opportunity! Contact us today for more information or to arrange a viewing.

FEATURES

Property type:	Maison	Area:	200.0 m ²	Number of rooms:	8 rooms
Number of bedrooms:	5 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): In progress -2

