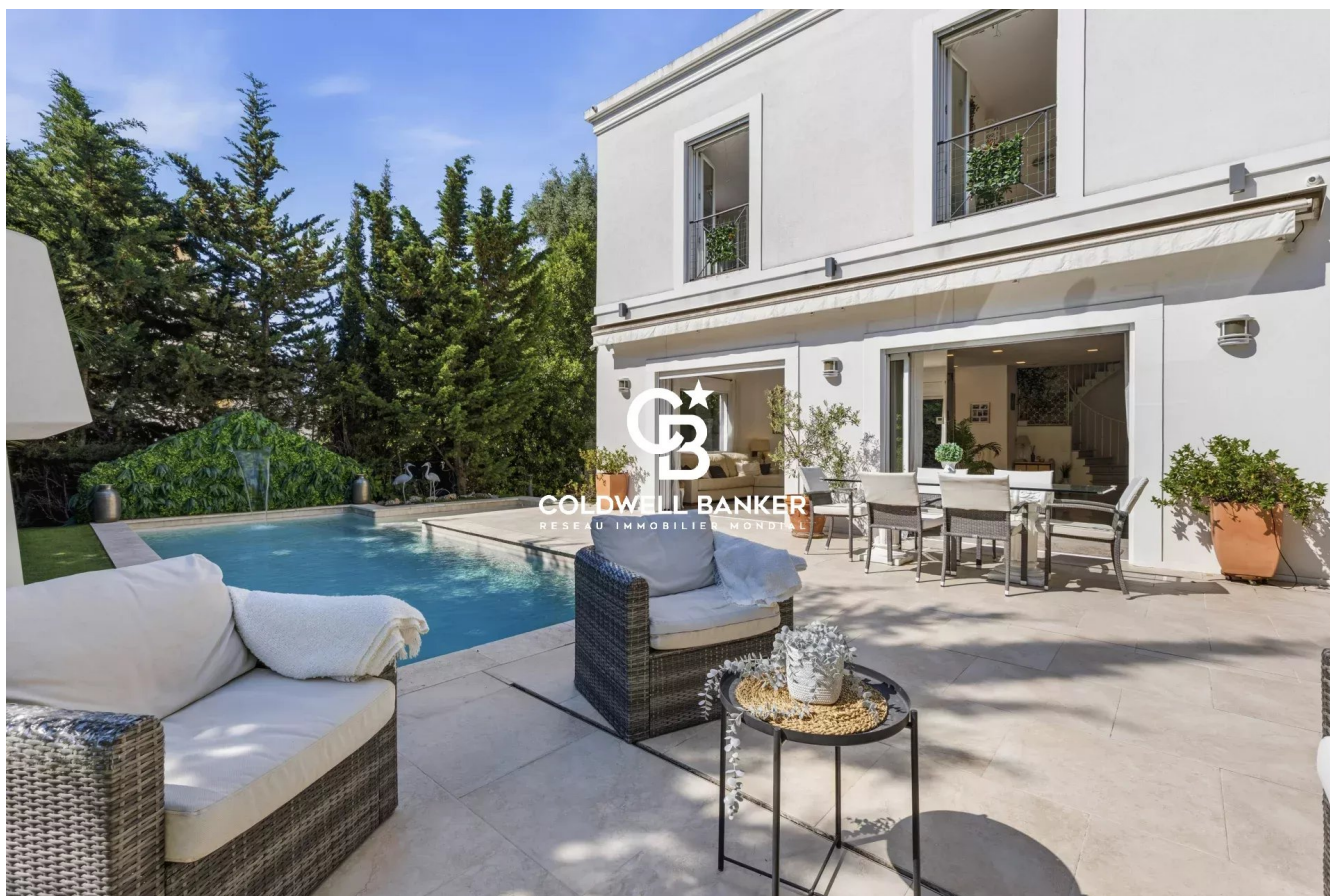


Maison Nice 218 m²



PRIX DE VENTE : 2 450 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

Contemporary-style villa in Nice.

Confidential address in one of the most sought-after residential areas of Nice.

This remarkable residence, dating from 1921, underwent an elegant renovation and contemporary extensions in 2016, harmoniously blending modernity with its original charm. A swimming pool and a flat garden planted with Mediterranean species will make you forget that you are in the city.

Offering approximately 220 sqm of living space over two levels, the property features generous volumes and high-end amenities.

The spectacular reception room of more than 95 sqm, opening onto the outdoor areas through two large pocket sliding glass doors, enjoys exceptional brightness thanks to its East and South exposure.

The villa offers five bedrooms, including one on the garden level, perfectly suited for family living or hosting guests.

Set in absolute peace and quiet, the property enjoys a prime location just a few minutes' walk from the finest schools, shops, and restaurants.

Rare on the highly sought-after Cimiez market, this villa stands out for its subtle blend of contemporary comfort and historic character.

Another major asset is the vast basement, capable of accommodating several vehicles and offering numerous layout possibilities, such as a home cinema, games room, or wellness area.

Contact us for a private viewing.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	218.85 m ²	Taxe foncière :	€4.00
NB de pièces :	6 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 104

Indice d'émission de gaz à effet de serre (GES) : A 3



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