

Maison Nice 360 m²



PRIX DE VENTE : 2 990 000 €

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DESCRIPTION

Here is the English translation of the text:

Come and discover the timeless elegance of this magnificent bourgeois house, located in the heart of Cimiez, one of Nice's most sought-after neighborhoods, just steps from the prestigious Regina. Fully renovated with care, this characterful residence invites you to experience something unique, where every detail has been designed to offer comfort, refinement, and conviviality.

From the moment you enter, you'll be captivated by the bright, welcoming atmosphere of the spacious living room, ideal for sharing precious moments with family or friends, extended by a superb sun-drenched terrace. The independent kitchen, tastefully appointed, will delight lovers of gastronomy and conviviality, while the functional office with meeting room provides a space conducive to concentration and creativity.

Upstairs, four elegant bedrooms await you, including a sumptuous master suite designed as a true haven of well-being: a large private terrace, a spacious dressing room, and a luxurious bathroom. A study area, an additional shower room, and separate toilets complete this level, ensuring a harmonious and functional layout.

The garden level offers an independent apartment, perfect for hosting your loved ones or staff, with two bedrooms, an office, an open kitchen adjoining a welcoming living room, and direct access to the garden.

Outside, enjoy a verdant setting: a vast terrace for your moments of relaxation, a swimming pool surrounded by a landscaped and wooded garden, a large garage, and several parking spaces.

Cimiez charms with its tranquility, architectural heritage, and proximity to the city center, renowned schools, museums, and gardens. Just minutes from the sea and shops, this rare property combines authenticity, comfort, and an exceptional location.

Let yourself be enchanted by this unique opportunity in Nice, and come visit it without delay.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	360.3 m ²	Taxe foncière :	€7.00
NB de pièces :	11 rooms	NB de chambres :	7 bedrooms		

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

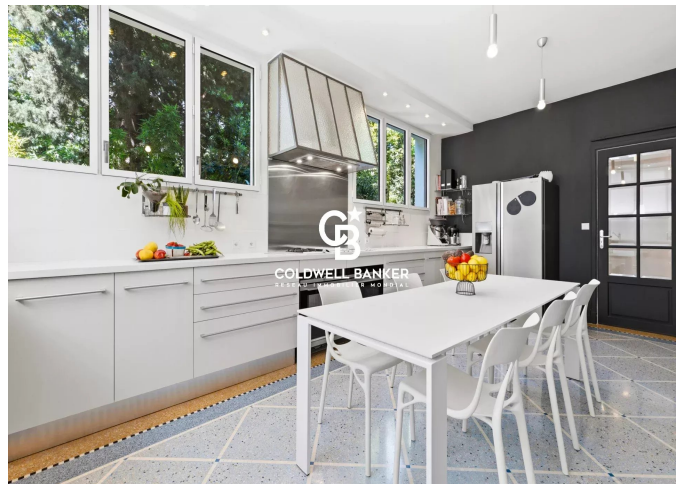
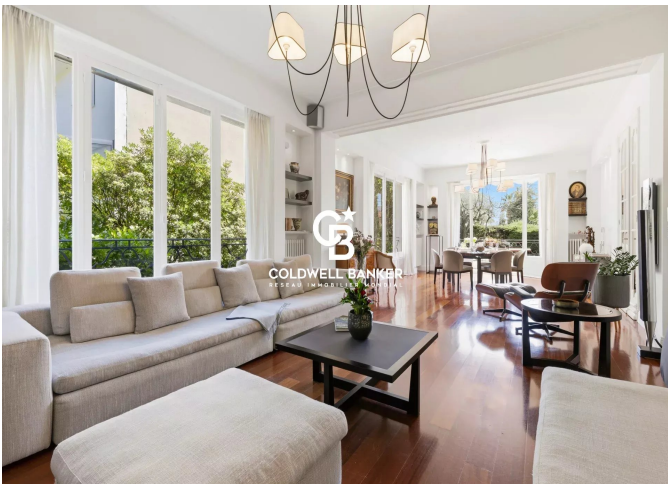
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 109

Indice d'émission de gaz à effet de serre (GES) : C 11



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