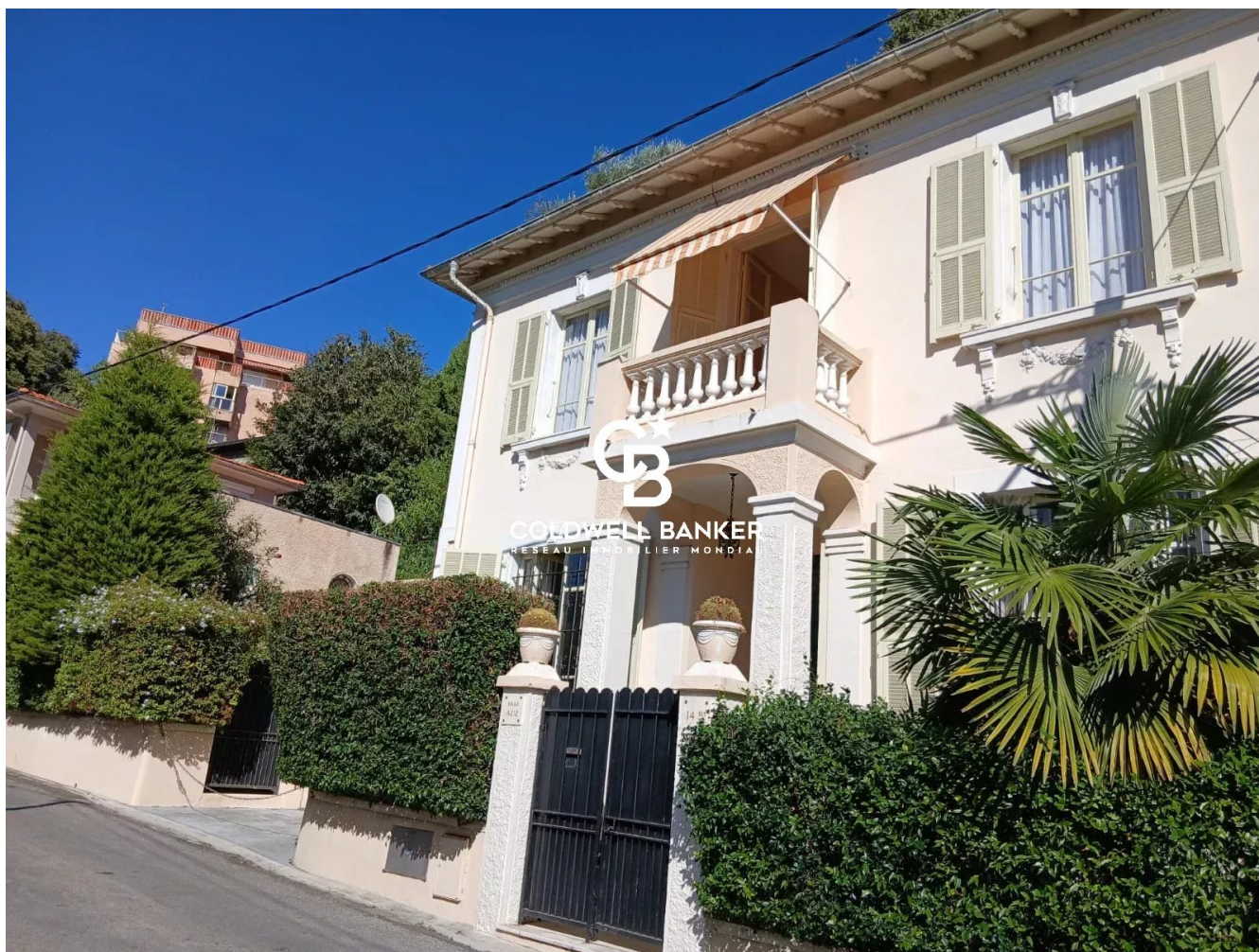


Maison Nice 124 m²



PRIX DE VENTE : 1 100 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

In a private and secure residential complex, within walking distance of the famous Promenade des Anglais, the sea, and the beaches, in a sunny and peaceful setting,

Discover this terraced villa, built over a basement, comprising:

On the ground floor: a welcoming entrance hall, living room, office, kitchen, and WC.

On the first floor, accessed by a beautiful staircase: three bedrooms, a hallway and landing, a WC and bathroom with toilet, a balcony, and the use of a nearly 40 m² south-facing terrace with unobstructed views.

On the lower half-level: approximately 25 m² suitable for a studio, playroom, workshop, or professional space.

With a large garage and the use of the adjoining garden and courtyard.

This semi-detached villa, part of a co-ownership, offers great potential and shares a wall with a small building with a separate entrance, ensuring complete privacy and tranquility.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	124.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	3 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) : E 290

Indice d'émission de gaz à effet de serre (GES) : E 64

