

Maison Nice 200 m<sup>2</sup>

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PRIX DE VENTE : 1 490 000 €

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## 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 m<sup>2</sup> 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 m<sup>2</sup> features a private entrance and opens directly onto the garden, providing a true haven of tranquility. Upstairs, a spacious five-room apartment of 133 m<sup>2</sup> 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 m<sup>2</sup> 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.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	200.0 m <sup>2</sup>	NB de pièces :	8 rooms
NB de chambres :	5 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : In progress -2



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