

## Villa Nice / Cimiez - 7 rooms(s) - 230m<sup>2</sup>

1.890.000 €



NICE CIMIEZ : Situated in a private and secured estate, in the heart of the residential quarter in Cimiez, superb villa of 230sqm (300sqm in total) on a lush 2500sqm property with a spectacular view of the sea from all the main rooms, absolutely quiet, spacious living with fireplace opening onto a beautiful terrace with a pool, individual equipped kitchen, 4 bedrooms (2 en suite) onto balconies, bathroom and 2 shower-rooms. A guest apartment and a big garage. Agency fees included.

Ref: LF-9294

Services : Alarm, Barbecue, Crawlspace, Electric blinds, Electric gate, Electric shutters, Interphone, Irrigation, Pool, Reinforced door

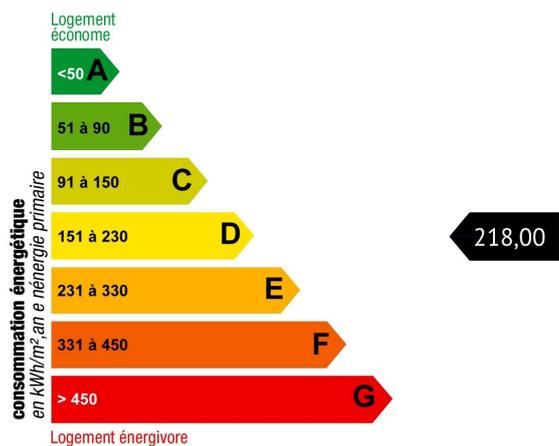
## Detailed description

Surface	230 m <sup>2</sup>	Living room surface area	48 m <sup>2</sup>
Terrain	2.500 m <sup>2</sup>	Terrace(s)	42 m <sup>2</sup>
Style	MODERNE	Exposure	south
Level(s)	2	View	Hills, Sea
Adjoining	Individual	Heating	Gas
Condition	Excellent	Hot water	Cumulus
Rooms(s)	7	Parking	1
Bedroom(s)	4	Garage	2
Bathroom(s)	3	Cellar	no
Toilet(s)	3	Property tax	3600.00 €

## About the area

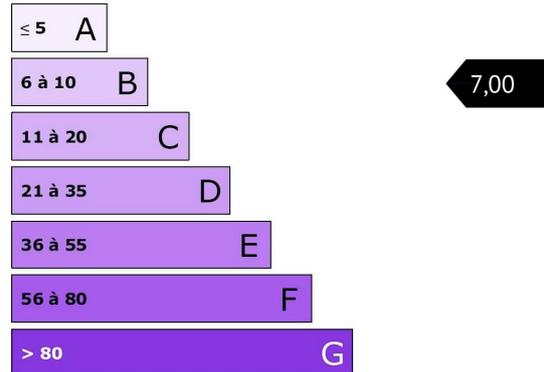
Nice / Cimiez : Cimiez, located on the hills just minutes from downtown, is exclusively residential. Ancient headquarters of the Roman city Cemenelum whose ruins are still visible today on the Cimiez Arena site is where the Nice Jazz Festival takes place every year. This neighborhood was home for nearly a century to all European elite with its beautiful palaces like the Regina built by architect Biasini, the Winter Palace, the Majestic, the Riviera Palace, the Grand and Petit Palais and are all now highly sought after residential buildings. From a cultural point of view, the hills of Cimiez houses the Monastery of Cimiez, the Chagall Museum and the Matisse Museum, as well as many plazas and parks. People live here for its Bourgeois style luxury apartments and modern homes with terraces and garages, some with magnificent sea views, or for its exceptional mansions, mostly Belle Epoque inspired and largely restored.

## Energy consumption



Energy consumption (primary energy) for heating, production of hot water and cooling.  
Unit of measure : kWhEP/m2.an

### Faible émission de GES



### Forte émission de GES

Energy consumption (primary energy) for heating, production of hot water and cooling.  
Unit of measure : kWhEP/m2.an

## Photos

