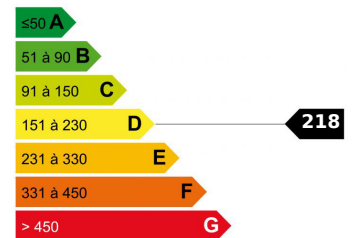


VILLA/HOUSE - 6 PIÈCE(S) - 191.55 M²

1 365 000 €

Logement économe



Logement énergivore

DESCRIPTIF DETAILLE

Ref : PHA-10999

Surface :	191.55 M²	Surface séjour :	28.49 M²
Terrain :	NC	Terrasse(s) :	NC
Style :	Bourgeois	Exposition :	East, West
Niveaux :		Vue :	Unobstructed
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Requires renovation	Eau chaude :	Individual
Pièce(s) :	6	Parking(s) :	NC
Chambre(s) :	4	Garage(s) :	1
Bain/Douche :	2	Cave :	NC
Toilette(s) :	NC	Taxe foncière :	2 077,00 €

NICE CENTER / MUSICIANS: In the heart of musicians, 500 meters from the Alsace Lorraine garden and 10 minutes from the sea, close to schools, shops and public transport, this 1907 private mansion offers 191 m² of living space spread over 3 levels:

-> Souplex 76m² with English courtyard.

-> Raised ground floor 69 m².

-> 1st floor 71 m²

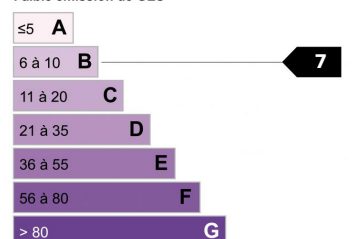
and on one level, attached garage of 25 m² with interior courtyard for additional vehicle parking. Completely to be renovated with 3m ceiling height, this exceptional property can be adapted to your project either for residential and/or professional use. See plans in appendix.

Lots of character, to be arranged to your liking.

DPE D and B, agency fees 5% charged to the seller. Information on the risks to which this property is exposed is available on the GéoRisques website: georisques.gouv.fr

PRESTATIONS : Air-conditioning

Faible émission de GES



Forte émission de GES