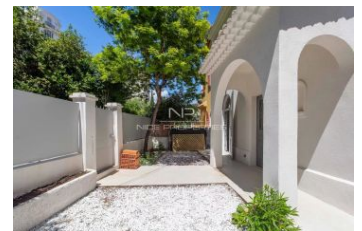


VILLA/HOUSE - 7 PIÈCE(S) - 135 M<sup>2</sup>

1 190 000 €

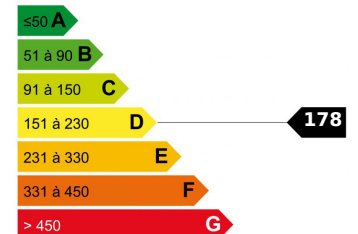


## DESCRIPTIF DETAILLE

Ref : PHA-11065

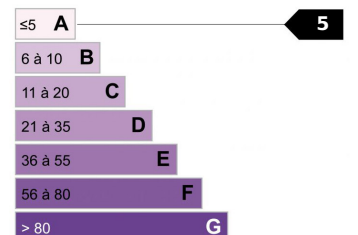
<b>Surface :</b>	135 M <sup>2</sup>	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	NC	<b>Terrasse(s) :</b>	1
<b>Style :</b>	Récent contemporain	<b>Exposition :</b>	East, West
<b>Niveaux :</b>		<b>Vue :</b>	Unobstructed
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	New	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	7	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	5	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	2	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	1 490,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE CENTRE / BAUMETTES : Prime location in a quiet cul-de-sac, in green residential area just 400 meters from the Promenade des Anglais, with direct access to the city, shops at 250 meters and 5 minutes walk to the tram station.

On closed ground easy to maintain, as well as the enjoyment of 2 parking spaces, this renovated town house of the 1930s with lots of character, mainly facing west and east with sunshine from morning to evening and offers 135sqm of living space

The ground floor and the 1st floor is a separate unit with downstairs the day part with 3m25 high ceiling, living room with nice kitchen with large French window onto terrace and garden, guest toilet and bathroom with shower and bath island.

The 1st floor with 2m77 high ceiling offers 3 bedrooms, 2 with 4 custom made wardrobes, and a bathroom with toilet.

On the ground floor, a deep open air terrace of 33 sqm leads to an independent 3 rooms of 45sqm that can accommodate friends, a professional activity or constitute a rental income.

2 annexes with windows can serve as a workshop or storage.

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

Neat services, design, chic and elegant with DPE C and A, reversible integrated air conditioning, tilt-and-turn aluminum windows, double glazing, no electrical anomalies.

Agency fees buyer charge.

**PRESTATIONS :** Air-conditioning, Double glazing, Aluminum window, Internet, Outdoor lighting, Optical fiber, Fence