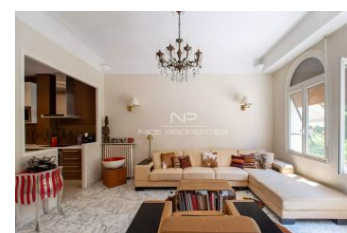
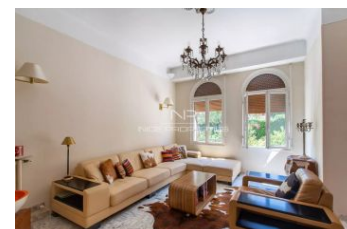


VILLA/HOUSE - 3 PIÈCE(S) - 76.52 M<sup>2</sup>

599 000 €

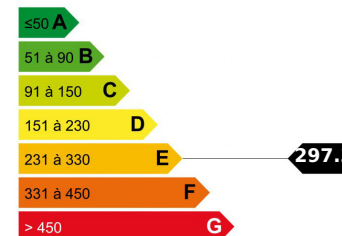


## DESCRIPTIF DETAILLE

Ref : CL-11093

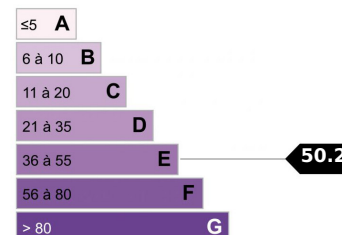
<b>Surface :</b>	76.52 M <sup>2</sup>	<b>Surface séjour :</b>	26.4 M <sup>2</sup>
<b>Terrain :</b>	NC	<b>Terrasse(s) :</b>	1
<b>Style :</b>	ART DECO	<b>Exposition :</b>	South-west
<b>Niveaux :</b>	Garden level	<b>Vue :</b>	Unobstructed
<b>Mitoyenneté :</b>	Oui	<b>Chauffage :</b>	Radiator
<b>Etat :</b>	Good condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	3	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	2	<b>Garage(s) :</b>	NC
<b>Bain/Douche :</b>	1	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	NC	<b>Taxe foncière :</b>	1 088,00 €

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE BAS CIMIEZ: Attractive semi-detached house with lots of charm and authenticity in the Résidence le Majestic, janitor, emblematic location, Three 78 m<sup>2</sup> rooms on two levels. On the first floor, a very large living room with a lounge, dining room and open-plan fitted and equipped kitchen. A period wooden staircase leads up to the first floor, with two large bedrooms, two shower rooms with toilet and dressing room.

A private 12 m<sup>2</sup> terrace with plenty of greenery and secure access to all amenities (train station, tramway, shops, town center...). A great opportunity to visit, without delay.

Fees of 5% included, payable by the vendor. Information on the risks to which this property is exposed is available on the georisques.gouv.fr website.

**PRESTATIONS :** Internet, Caretaker