

VILLA/HOUSE - 5 PIÈCE(S) - 170.04 M²

1 050 000 €



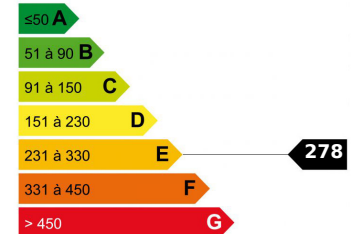
DESCRIPTIF DETAILLE

Ref : LB-11262

| | |
|----------------------|---------------------|
| Surface : | 170.04 M² |
| Terrain : | 627 M² |
| Style : | |
| Niveaux : | |
| Mitoyenneté : | Non |
| Etat : | Requires renovation |
| Pièce(s) : | 5 |
| Chambre(s) : | 4 |
| Bain/Douche : | 2 |
| Toilette(s) : | 1 |

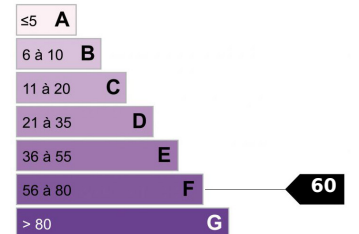
| | |
|-------------------------|--------------|
| Surface séjour : | 46.55 M² |
| Terrasse(s) : | 1 |
| Exposition : | South |
| Vue : | Unobstructed |
| Chauffage : | Radiator |
| Eau chaude : | Individual |
| Parking(s) : | NC |
| Garage(s) : | NC |
| Cave : | 1 |
| Taxe foncière : | NC |

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

NICE WEST / FABRON : In a private and secure estate, close to the sea, the tramway and Boulevard Napoléon III, 167sqm 5-room villa facing south, with a swimming pool and a sea view. In a dominate and quiet position, this light-filled house is built on a 627sqm plot surrounding the property.

The villa is built on two levels. The main part comprises an entrance hall, a spacious 47sqm living room with a beautiful sea view, a large 27sqm sheltered terrace, a separate kitchen, a bedroom, a bathroom and a separate toilet.

The lower level features three further bedrooms, a shower room, a separate toilet, a pantry and a cellar.

An idyllic setting, just steps from the beaches of the Promenade des Anglais, amenities, schools and at 10 minutes from the airport.

Renovation works are required to enhance this property with great potential.

Agence NP Promenade

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Several parking spaces are available in front of the house, and parking is available on the property.

Agency fees of 5% included.

PRESTATIONS : Internet, Optical fiber, Intercom, Electric gate, Swimming pool