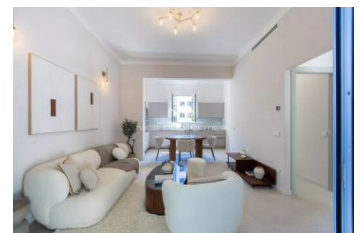


VILLA/HOUSE - 7 PIÈCE(S) - 135 M²

1 190 000 €



DESCRIPTIF DETAILLE

Ref : TA-11065

Surface :	135 M²	Surface séjour :	NC
Terrain :	NC	Terrasse(s) :	1
Style :	Récent contemporain	Exposition :	East, West
Niveaux :		Vue :	Unobstructed
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	New	Eau chaude :	Individual
Pièce(s) :	7	Parking(s) :	NC
Chambre(s) :	5	Garage(s) :	NC
Bain/Douche :	2	Cave :	NC
Toilette(s) :	1	Taxe foncière :	1 490,00 €

NICE CENTRE / BAUMETTES : Prime location in a quiet dead end and residential area just 400 meters from the Promenade des Anglais and 250 meters from shops and the tramway.

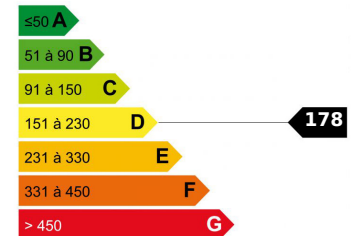
Superb 1930s house with character, mainly facing west and east, offering 135 sqm of living space, recently renovated in a contemporary style, on an easy-to-maintain enclosed plot, as well as the benefit of two parking spaces in front of the house.

The ground floor, with 3.25 m ceiling height, offers a living room with a fitted kitchen opening onto a terrace and small garden, a separate toilet, and a bathroom with a shower and freestanding bathtub.

The upper floor, with 2.77 m ceiling height, comprises the sleeping area with three bedrooms with custom-made wardrobes and a bathroom with a toilet.

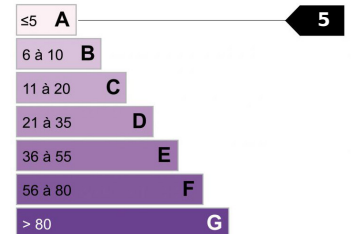
The garden level, opening onto a 33 sqm open-air terrace, offers a separate 45 sqm 2-bedroom

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

Agence NP Promenade

2, rue Halévy - Le Ruhl

06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : info@nice-properties.fr

apartment that could accommodate guests, a business, or generate rental income.

Two permanent annexes with windows could be used as a workshop or storage space. The property boasts high-quality features, a design with energy performance ratings of C and A, integrated reversible air conditioning, and double-glazed aluminum tilt-and-turn windows.

Agency fees buyer charge.

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