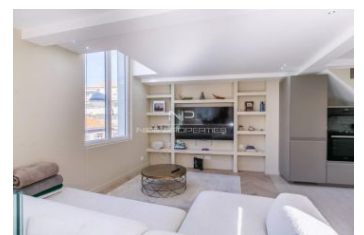


VILLA/HOUSE - 4 PIÈCE(S) - 80.78 M²

590 000 €



DESCRIPTIF DETAILLE

Ref : LB-11355

Surface :	80.78 M²	Surface séjour :	NC
Terrain :	NC	Terrasse(s) :	1
Style :		Exposition :	East, West, South
Niveaux :	Garden level	Vue :	NC
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Excellent condition	Eau chaude :	Individual
Pièce(s) :	4	Parking(s) :	NC
Chambre(s) :	3	Garage(s) :	NC
Bain/Douche :	2	Cave :	NC
Toilette(s) :	1	Taxe foncière :	888,00 €

NICE BAS MONT BORON: Located on the lower Mont Boron, close to the Riquier train station and all amenities, magnificent house with 81 m2 Carrez and 101 m2 floor area and triple exposure. Entirely renovated with taste, this house offers an ideal living environment thanks to its quality fittings, spaciousness and large 40 m2 south-west-facing terrace.

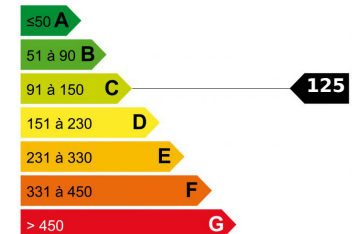
Built on three levels, the main level comprises a large, sunny living room with open-plan fitted kitchen opening onto the terrace and a separate toilet; on the garden level, a master bedroom with shower room/toilet and dressing room; and upstairs, an office, two attic bedrooms and a second shower room.

Permanent sunshine thanks to its triple exposure, south-west, north-west and east, and its many openings to the outside.

Reversible air conditioning, double glazing, new facade and roof.

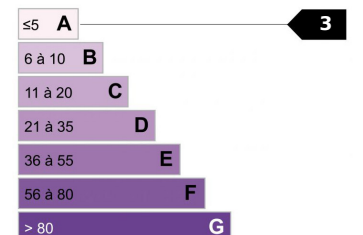
Close to shops, tramway and 10 min from the Carrefour TNL shopping center.

Logement économe



Logement économe

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

Fees 5% included. Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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