



2 390 000 €

Buying maison de caractère  
8 rooms  
Surface : 254 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>  
Surface of the land : 2252 m<sup>2</sup>  
Year of construction : 2000  
Exposition : Sud ouest  
View : Mer  
Hot water : Electrique  
Inner condition : Excellent  
External condition : Bon  
Couverture : Toit terrasse

#### Features :

Piscine, Pool house, Cheminée, Chambre de plain-pied, Double vitrage, Arrosage automatique, Buanderie, Portail automatique, Calme

6 bedroom  
2 terraces  
2 bathrooms  
2 showers  
4 WC  
2 garage  
4 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

19/09/2024 - Prix T.T.C



## Maison de caractère 003 Nice

In a privileged sector of NICE, very residential area, house of renowned architect, from the 2000s. Cathedral living room of 60 m<sup>2</sup> opening onto a magnificent terrace and sea view, Large semi-open fitted kitchen, 6 bedrooms, 4 bathroom, 3 toilets, two huge terraces complete this exceptional property. A very pleasant swimming pool below the property (at the level of the 3 bedrooms) with its pontoon, planted and wooded land of 2252 m<sup>2</sup>, double garage, numerous parking spaces. All in perfect condition with high-end services.

#### Legal information

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Fees paid by the owner, well condominium, annual current expenses 2 400 € (200 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

