



1 100 000 €

For sale house

7 rooms

Surface : 212 m²

Surface of the land : 462 m²

Year of construction : 1930

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Double Glazing, Calm, Automatic gate, Air conditioning

6 bedroom

1 terrace

3 bathrooms

3 showers

4 WC

2 garage

4 parkings

Legal information

1 100 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr



House Nice

Ideally located in a quiet little street in Nice Nord, a stone's throw from Chambrun Park, the Valrose faculty, shops and the tramway, very beautiful and pleasant detached house from the 1930s with a total Carrez living area of 212 m² on a wooded plot of 462 m² offering all the advantages of life in the city as well as in the countryside! Perfectly exposed due south and not overlooked, bathed in sunshine and greenery, the living space of the house is divided today (with the possibility of opening everything up) as follows: - On the ground floor level, with a total floor area of 124 m², with direct access from all rooms to the garden to the South: a 3-room apartment of 64 m², a 2-room apartment of 30 m² and a double garage/workshop of 30 m² - On the 1st level, each accessible by 2 independent staircases: a 3-room apartment of 70 m² opening onto a beautiful 8 m² terrace on the north side and two balconies with a view of the garden to the south...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : C
Estimated annual energy between 4530 and 6230 € (reference year 2023)
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