

## Beautiful Bastide of 300m2 with Pool and 1500m2 of Garden - Nice, Rimiez



## INFORMATION

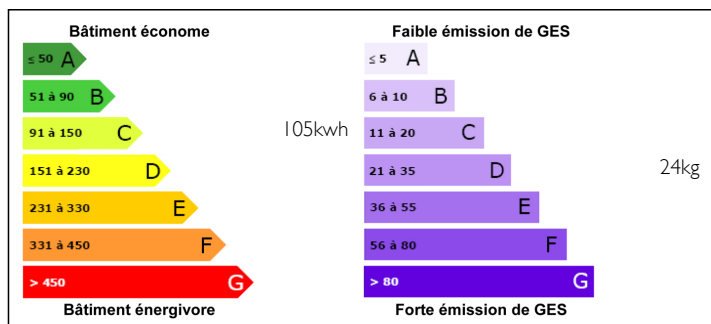
Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	4
Floor:	248 m2
Plot Size:	1500 m2



## IN BRIEF

Beautiful Bastide of 300m2 on the hills of Rimiez, south facing, only 10min drive from Nice City Centre. The Garden incumpasses 1500m2 and has a swimming pool, summer kitchen with BBQ and pizza oven. The house is divided into 3 properties: a studio of 23m2, a 2 bedroom apartment of 60m2 and finally the main house with 135m2. due to its large size it has many possibilities. There are also 3 cellars with a total of 75m2 that can be transformed into apartments or garages. School and Restaurant only 5min walk, city centre or motorway only 10min drive and a 20min drive to the airport.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Beautiful large Bastide of about 300m<sup>2</sup> with a 1500m<sup>2</sup> garden located on the hills of Rimiez close to Nice city centre with magnificent views of the Falicon hills and mountains. The Bastide has an orientation of south, south-west and offers sunshine on the Villa and the swimming pool from morning to evening.

The swimming pool with its lovely terrace has direct access to the living room of the main house. The 1500m<sup>2</sup> garden benefits from a vegetable garden, fruit trees, many seating areas including a 23m<sup>2</sup> summer kitchen/BBQ area with a pizza oven.

The villa is divided into 3 parts, each with their own entrance: a studio of 23m<sup>2</sup>, a 2 bedroom apartment of 60m<sup>2</sup> with an american kitchen and the main house of 135m<sup>2</sup>. There are also 3 cellars with an total surface area of about 75m<sup>2</sup> which can also be changed into an apartment.

The main house is on two floors and is composed of a kitchen and dining room at the entrance, a large living room with a fireplace, access to the pool terrace and a nice wooden staircase. Upstairs you will find 3 big bedrooms, a office/library and 2 bathrooms.

Due to its massive size, there are lots of possibilities to either add more apartments or turn the existing ones into one big one or even build another structure on the land. Rare stone Bastide with a lot of history and character. only 3 to 5min walk to local school and Restaurants, 10min...

## LOCAL TAXES

**Taxe foncière: 2184 EUR**

## NOTES