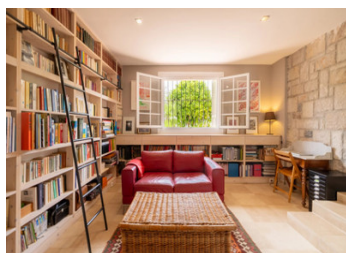


7-room villa, 237m on 2000m plot, 4 beds, 4 baths, 4 toilets, 1 garage 27m, pool.



INFORMATION

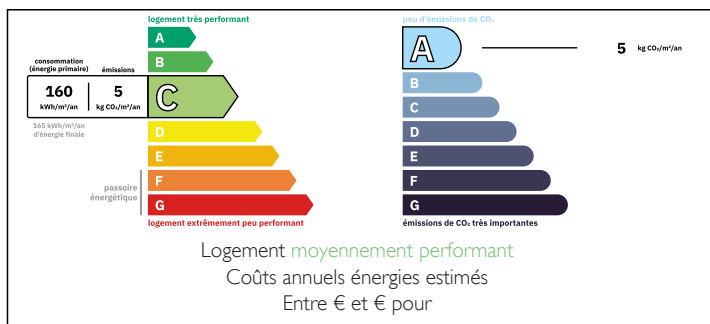
Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	237 m2
Plot Size:	2000 m2

IN BRIEF

7-Room Villa with Pool - Nice. Nestled in a verdant setting, in absolute tranquility, on the hills of East Nice, this charming 1955 house offers panoramic views of the surrounding hills and mountains and allows you to enjoy magnificent sunsets.

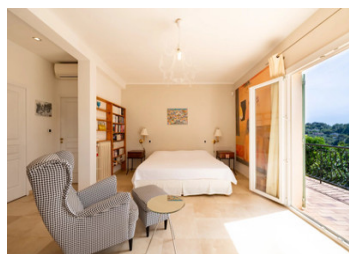
All rooms open onto a large, sunny terrace with panoramic views of the hills. There is an attic on the first floor. A closed garage of over 27 m² and ample outdoor parking are also available. The terraced grounds are adorned with numerous fruit trees and Mediterranean plants. A winding path through the greenery leads to the swimming pool, summer kitchen, and outbuildings.

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

Set on a plot of over 2000 m², this property offers a total surface area of 280 m² and over 236 m² of living space. Built on two levels, it comprises: Level -1: A bright bedroom with en-suite bathroom (shower and WC), a library, a TV lounge, a laundry room with workshop, and a separate bedroom with dressing room and en-suite shower room. All these rooms open onto a pleasant garden. This level could easily be converted into a self-contained apartment. Level 0: Ground floor: A large living/dining room with fireplace, a semi-open-plan fitted kitchen, a guest WC, a bedroom with en-suite shower room, and a master bedroom with dressing room and en-suite bathroom (shower and WC).

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1941 EUR

NOTES