

## Price on request

Contact agency

**Cot'Ouest Immobilier**

203 avenue de la californie

06200 Nice

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**For sale house**

**4 rooms**

**Surface : 126 m²**

**Surface of the living : 40 m²**

**Surface of the land : 1665 m²**

**Year of construction : 1949**

**Exposition : Sud ouest**

**View : Dégagée**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, CALM, CRAWL, double glazing,  
Automatic Watering, Laundry room, wine  
cellar

3 bedroom

2 terraces

3 showers

2 WC

3 parkings

2 cellars

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

04/10/2025 - Prix T.T.C



## House 5142 Nice

Nice West - Terron DETACHED VILLA / 3 BEDROOMS / 1,665M² LAND / POOL / PARKING A True HEART-STOPPER!! Set in a lush, tranquil environment, this charming single-story villa will captivate you with its Provençal character and idyllic living setting. Built on a landscaped plot of 1,665 m² featuring fruit trees, the property boasts a private swimming pool, numerous terraces, and a large storage space of approximately 70 m². Inside, you'll find a bright 40 m² living room with a fireplace, original terracotta tile flooring, a separate equipped kitchen, and 3 bedrooms, each with its own bathroom and toilet, including an independent suite perfect for guests or rental use. Facing southwest, the house enjoys optimal sunlight throughout the day. No work needed; this villa's irresistible charm makes it a very rare find on the Nice market. Information about the risks associated with this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This property is presented to you by the agency COT'OUEST Immobilier Napoléon III at 04.92.29.12.91

Fees and charges :

