

1 149 000 €

Contact agency

Cot'Ouest Immobilier

203 avenue de la californie

06200 Nice

04 92 09 77 20 / info@cotouest-immobilier.com

For sale house

5 rooms

Surface : 149 m²

Surface of the living : 35 m²

Surface of the land : 611 m²

Year of construction : 2007

Exposition : Sud ouest

View : Mer

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, Absolute calm, AIR CONDITIONING, CRAWL, Heat pump, Double vitrage coulissant à galandage, solar, Laundry room, Bassin de fontaine, Vue mer et montagne

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

3 parkings

Document non contractuel

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A



## House 5019 Nice

Charming detached house located in the popular Fabron district of Nice, displays everything you hope for moments of peace and family happiness. Built in 2007, this 128 m² residence on two levels benefits from a south-west exposure and offers an exceptional living environment thanks to its sea view. The 35 m² living space is completed by a fitted American kitchen. The house has four bedrooms, two bathrooms, two toilets, two terraces and a parking lot. The 611 m² plot of land has a swimming pool, a fountain pond and offers absolute calm. High-end services: air conditioning, sliding double glazing, solar panels, laundry room, crawl space. Mains drainage, electric hot water and heat pump heating. Good interior condition. Located west of Nice city center, the Fabron district is a true haven of urban peace. Offering a breathtaking view of the Baie des Anges, a wise guide to the contrast between the green nature of the hills and the azure blue of the Mediterranean Sea. Fabron is also known for its architectural heritage with beautiful Niçoise villas and modern luxury residences. This residential district is also equipped with all the necessary amenities: schools, shops, public transport and even a museum, the Beaux-Arts. Fabron is the ideal choice for those looking for peace and quiet without giving up the services of the big city.

Fees and charges :

Annual current charges 1 220 €

