

**Price on request**

**Contact agency**

**Cot'Ouest Immobilier**

203 avenue de la californie

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**For sale house**

**6 rooms**

**Surface : 207 m<sup>2</sup>**

**Surface of the living : 51 m<sup>2</sup>**

**Surface of the land : 539 m<sup>2</sup>**

**Exposition : Sud**

**View : Mer**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, CALM, AIR CONDITIONING, pool house, double glazing, electric shutters, wine cellar

5 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : B**

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

18/09/2025 - Prix T.T.C



**House 5140 Nice**

NICE WEST EXCLUSIVE ART DÉCO VILLA / 207 m<sup>2</sup> / SEA VIEW / 5 BEDROOMS / POOL & POOL HOUSE / GARAGE Located in the highly sought-after area at the beginning of the Corniche Fleurie, close to renowned schools, shops, bus stops, and just 5 minutes from the beaches of the prestigious Promenade des Anglais, come and discover this charming home of over 200m<sup>2</sup> with a swimming pool and pool house. Perched in a commanding position overlooking the sea, you'll be captivated by the split-level layout that makes the most of every inch of space, combined with the elegance of a chic and refined décor requiring minimal upkeep. "The art of blending modern with classic" This bright, fully air-conditioned detached villa features a lovely living room extending onto a terrace with a SEA VIEW, a fully fitted open kitchen, 5 large bedrooms including a master suite, 2 bathrooms (with showers), and a 31 m<sup>2</sup> converted attic space ideal for a home office or playroom. The 28 m<sup>2</sup> garage and cellar of over 20 m<sup>2</sup> provide direct access to the house. Outside, multiple areas surround the home: a SWIMMING POOL and sun deck, a furnished summer living room and kitchen, a pétanque court, and a play area for children. Additional features: \_ Air conditioning \_ High ceilings \_ Walk-in closets \_ Small secured residence \_ Excellent energy efficiency (B and A) Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisque.com/fr](http://www.georisque.com/fr) This property is offered by the Cot'Ouest Immobilier

