

**Price on request**

**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 : 210 m²**

**Surface of the living : 31 m²**

**Surface of the land : 450 m²**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

AIR CONDITIONING, CRAWL, double glazing, Laundry room

5 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

5 parkings

Document non contractuel

12/08/2025 - Prix T.T.C



**House 5119 Nice**

**NICE WEST – FERBER** Stone-built villa • 210 m² living space • Close to the sea & tram In the highly sought-after area of Nice West – Ferber, just a short walk from the Promenade des Anglais, shops, and the tram, discover this authentic stone villa full of charm and character, offering a peaceful and privileged living environment close to everything. This property, with approximately 210 m² of living space spread over three levels, is laid out as follows: Main floor – 140 m² : Welcoming entrance, spacious and bright living/dining room, fully equipped independent kitchen, four large bedrooms with storage, bathroom, separate WC. High ceilings and air conditioning throughout, recent double glazing. Garden level – 70 m² : Independent 2-room apartment with equipped kitchen, ideal for guests, rental, or setting up a professional space Outdoor areas : Large enclosed garage, parking for 4 cars, quiet and well-exposed garden. South-facing, ensuring optimal natural light all day long No major work needed. Ideal as a main residence or investment with rental income potential Prime location: just a 5-minute walk to the sea, tram, and amenities. Quick access to the airport and city centre. This property is presented to you by Cot'ouest immobilier Promenade agency at 04.92.09.77.20 Fees and charges :

