

## Price on request

Contact agency

Cot'Ouest Immobilier

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For sale house

7 rooms

Surface : 305 m²

Surface of the living : 60 m²

Surface of the land : 3684 m²

Year of construction : 1978

Exposition : Ouest

View : Campagne

Hot water : Fuel

Inner condition : excellent

External condition : GOOD

Couverture : tiling

### Features :

POOL, CALM, AIR CONDITIONING, CRAWL, pool house, Laundry room

5 bedroom

3 terraces

2 bathrooms

2 showers

5 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E



## House Nice

NICE – SAINT-ROMAN DE BELLET Renovated Neo-Provençal Bastide • 4–5 bedrooms • Panoramic Views • Pool • Pool House • Large Plot • Southwest Exposure • Outbuilding Perched on the heights of Nice, in the heart of the Saint-Roman de Bellet district, discover this stunning neo-Provençal bastide from 1978, recently renovated. Set on a lush plot of over 3600 m² with a southwest-facing aspect, the property is flooded with natural light from morning till evening. It offers a rare, peaceful, and green living environment with breathtaking views over the surrounding hills. The property is laid out as follows: On the main level, you'll find an entrance hall, a separate masonry kitchen, and a spacious living/dining room of over 60 m² opening onto a terrace with a pergola, perfectly positioned in the sun. A few steps lead up to the first two bedrooms, each with its own shower room. Upstairs, there are two large bedrooms, each featuring a shower room and a private terrace. A roomy walk-in closet completes this floor. The lower level provides access to a laundry room, a large cellar, and the house's boiler room. Finally, a one-bedroom apartment of around fifty square meters is attached to the house. It has its own garden entrance but is also connected to the main house via an internal staircase. Outside, you will find a large wooded park, a swimming pool with pool house and summer kitchen, a petanque court, a beautiful flat garden, a garage, a carport, and several parking spaces. Many projects are possible here.

