

1 990 000 €

Contact agency

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For sale contemporary house

7 rooms

Surface : 225 m²

Surface of the land : 3200 m²

Year of construction : 1963

Exposition : Sud

View : Mer

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

air conditioning, double glazing, Panoramic sea, Hauteur sous plafond, CALM

6 bedroom

3 terraces

3 bathrooms

1 shower

4 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel



Contemporary house Nice

NICE GAIRAUT - House on 3,200 m² of land, dominant location with exceptional south-facing sea/city view! Exclusive, rare opportunity to seize! Ideally located on the residential hill of Nice Gairaut, family home on two levels with a current total living area of 225 m², built on a unique location overlooking the sea, the hills and the city of Nice on a wooded plot of 3,200 m²! Perfectly exposed due south and not overlooked, bathed in sunshine, century-old olive trees and greenery, with all the advantages of a life like in the countryside a stone's throw from the city, this property, with enormous potential, offers numerous development possibilities: renovation of existing buildings, extension of existing buildings, exploitation of existing land, optimization of building rights (512 m² of maximum floor space authorized by current regulations), division into 2 plots, ... The property currently consists of: - A house on 2 levels, to renovate, with a total floor area of 290 m² (including a large workshop/garage that can be converted into living space of over 65 m²) - A residential outbuilding of the Studio type with a living area of 35 m² - An independent summer kitchen of more than 30 m² The buildings, positioned at the top of the plots, overlook the remaining land of almost 3,000 m² (on only 3 boards), as bucolic as you want, with a swimming pool and easy to exploit... Breathtaking panoramic sea view facing south from anywhere on the site! Exceptionally quiet and not overlooked, quality construction from the 1960s, double glazing in all

