

890 000 €

Contact agency

AFIM Real Estate

7 impasse du Stade, Port de Cap d'Ail

06320 Cap-d'Ail

+33 (0)4 93 78 19 19 /

realestate@afimfrance.com

For sale house

7 rooms

Surface : 212 m²

Surface of the land : 462 m²

Year of construction : 1930

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

double glazing, CALM, Automatic gate, AIR
CONDITIONING

6 bedroom

1 terrace

3 bathrooms

3 showers

4 WC

2 garage

4 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : C

Document non contractuel



House Nice

Ideally located in a quiet little street in Nice Nord, a stone's throw from Chambrun Park, the Valrose faculty, shops and the tramway, very beautiful and pleasant detached house from the 1930s with a total Carrez living area of 212 m² on a wooded plot of 462 m² offering all the advantages of life in the city as well as in the countryside! Perfectly exposed due south and not overlooked, bathed in sunshine and greenery, the living space of the house is divided today (with the possibility of opening everything up) as follows: - On the ground floor level, with a total floor area of 124 m², with direct access from all rooms to the garden to the South: a 3-room apartment of 64 m², a 2-room apartment of 30 m² and a double garage/workshop of 30 m² - On the 1st level, each accessible by 2 independent staircases: a 3-room apartment of 70 m² opening onto a beautiful 8 m² terrace on the north side and two balconies with a view of the garden to the south and a 2-room apartment of 48 m² opening onto a balcony with a garden view. Very beautiful renovated building, double glazing in all rooms, air conditioning, high ceilings (2.70m to 3m), automated gate, 6 possible parking spaces (double garage + 4 outdoor parking spaces), ... High Potential and numerous Exploitation Possibilities for this ideally located property offering an incredible living space: total opening for 1 single large dwelling (212 m²), opening of each level for 2 large dwellings (94 m² on the ground floor and 118 m² on the 1st level), mixed professional/residential

