

599 000 €

For sale house

4 rooms

Surface : 88 m²

Surface of the living : 18 m²

Surface of the land : 200 m²

Exposition : Sud est

View : Dégagée

Hot water : Gaz

Inner condition : a refresh

External condition : to renovate

Couverture : tiles

Features :

calm, air conditioning, Vide sanitaire,
double glazing, Laundry room

2 bedroom

1 bathroom

2 WC

1 garage

1 parking

1 cellar

Legal information

599 000 €

Fees paid by the owner, no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 4969 Nice

Nice west CALIFORNIA in a private subdivision Discover this charming detached house, located in the beautiful district of California in Nice, and offering great potential. This 88 m² residence is spread over two levels and benefits from a beautiful south-east exposure, ensuring optimal brightness throughout the day. It consists of a living room, a fully equipped American kitchen, two bedrooms, 2 small additional rooms that can be used as offices, a bathroom and two toilets. All of this is built on a plot of approximately 200 m² with an unobstructed view. In terms of amenities, you will appreciate the calm of the place, air conditioning, double glazing, a laundry room. Finally, the house has its own parking lot and a cellar for optimal storage. Sanitation is by mains drainage. This property is presented to you by the Cot'ouest immobilier Napoléon 3 agency on 04.92.291.291.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1192 and 1612 € (reference year 2021)
Document non contractuel - 30/04/2025

