

1 099 000 €

For sale house

4 rooms

Surface : 126 m²

Surface of the living : 40 m²

Surface of the land : 1665 m²

Year of construction : 1949

Exposition : Sud ouest

View : Dégagée

Hot water : Gaz

Inner condition : good

External condition : good

Features :

pool, calm, Vide sanitaire, double glazing,
Automatic Watering, Laundry room, wine
cellar

3 bedroom

2 terraces

3 showers

2 WC

3 parkings

2 cellars

Legal information

1 099 000 €

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 5142 Nice

Nice West - Terron DETACHED VILLA / 3 BEDROOMS / 1,665M² LAND / POOL / PARKING A True HEART-STOPPER!! Set in a lush, tranquil environment, this charming single-story villa will captivate you with its Provençal character and idyllic living setting. Built on a landscaped plot of 1,665 m² featuring fruit trees, the property boasts a private swimming pool, numerous terraces, and a large storage space of approximately 70 m². Inside, you'll find a bright 40 m² living room with a fireplace, original terracotta tile flooring, a separate equipped kitchen, and 3 bedrooms, each with its own bathroom and toilet, including an independent suite perfect for guests or rental use. Facing southwest, the house enjoys optimal sunlight throughout the day. No work needed; this villa's irresistible charm makes it a very rare find on the Nice market. Information about the risks associated with this property is available on the Géorisques website:...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Document non contractuel - 14/10/2025



Cot'Ouest Immobilier - 203 avenue de la Californie - 06200 Nice
Tél. 04 92 09 77 20 - Fax. 04 93 28 82 41 - info@cotouest-immobilier.com

Carte professionnelle n°5704 T Préfecture des Alpes Maritimes - RCS NICE B 451 688 949

Code NAF 6831 Z - CGA IM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - *prix H.A.I.