

655 000 €

**For sale maison de ville**

**4 rooms**

**Surface : 90 m²**

**Surface of the living : 25 m²**

**Surface of the land : 450 m²**

**Year of construction : 1970**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : good**

**Features :**

air conditioning, Vide sanitaire, double glazing

3 bedroom

2 terraces

2 show ers

2 WC

4 parkings

2 cellars

**Legal information**

655 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Maison de ville 4992 Nice

Nice West - NAPOLEON III DETACHED VILLA / CLOSE TO ALL AMENITIES / FLAT LAND / PARKING / VERY RARE NEW - EXCLUSIVE! The COT'OUEST Immobilier Napoléon III agency offers you at the crossroads of Avenue de la Lanterne and Boulevard Napoléon III, close to all amenities, transport... A very beautiful detached villa from the 70s built on a plot of approximately 450m². It is composed as follows: On the garden level, separate kitchen opening onto a covered terrace, air-conditioned living room with fireplace, separate toilet and shower room, a cupboard serving as a back kitchen. On the first floor, 3 bedrooms with cupboards, shower room, separate toilet. A complete refresh is to be expected. A cellar and a garden shed. You can park up to 4 vehicles. This property is extremely rare on the market thanks to its location where you can access all shops and transport in just a few minutes on foot! Double glazing, electric gate, armoured door, roof and...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : E  
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