

890 000 €

**For sale villa**

**6 rooms**

**Surface : 195 m²**

**Surface of the living : 40 m²**

**Surface of the land : 850 m²**

**Year of construction : 1975**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : to renovate**

**External condition : good**

**Features :**

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

4 bedroom

2 terraces

2 bathrooms

1 shower

2 WC

1 garage

3 parkings

1 cellar

**Legal information**

890 000 €

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)



**Villa 4887 Nice**

**NICE WEST - TERRON INDIVIDUAL VILLA / 2 APARTMENTS / FLAT LAND 850M² / OPEN VIEW E / QUIET / LAND FOR SWIMMING POOL / GARAGE / CELLAR** Come and discover this superb charming villa in the sought-after district of Terron. This property with an area of approximately 195m² is set on a flat and fully fenced plot of 850m², in total calm with a very beautiful open view, glimpse of the sea. Currently composed of 2 apartments: Upstairs, a 4-room apartment of approximately 135m² arranged as follows: entrance hall, large independent kitchen, living/dining room, 3 large bedrooms, shower room and bathroom, WC On the garden level, a 2-room apartment of approximately 60m² arranged as follows: entrance hall, living room, independent kitchen, a large bedroom, bathroom and WC. You will also have a large garage of 75m² with openings. Renovation work is to be planned to enhance the full potential of the place. Built in 1975, this house has a character that will...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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**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](mailto: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.