

1 545 000 €

**For sale villa**

**6 rooms**

**Surface : 187 m²**

**Surface of the living : 65 m²**

**Surface of the land : 1300 m²**

**Year of construction : 1990**

**Exposition : Sud ouest**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiles**

**Features :**

pool, calm, air conditioning, wine cellar,

pool house, double glazing, Automatic

Watering, Laundry room, electric shutters

3 bedroom

1 terrace

2 show ers

2 WC

3 garage

10 parkings

**Legal information**

1 545 000 €

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 4759 Nice

NICE Crémât - Saint-Roman-de-Bellet INDIVIDUAL VILLA ON ONE LEVEL / PANORAMIC 360° VIEW / FLAT LAND 1300M² / ABSOLUTE QUIET / SWIMMING POOL / POOL-HOUSE / GARAGE EXCEPTIONAL LOCATION! Real crush. Located in a small cul-de-sac, in an extremely sought-after area to the west of Nice, the Cot'Ouest Immobilier Napoléon III agency offers you this superb detached villa of approx. 190m², on one level, with refined appointments, on a plot of 1100m² approx. closed and entirely flat with swimming pool and fully equipped pool-house, absolutely no vis-à-vis. Exposed mainly to the south, this house is bathed in light thanks to its multiple bay windows which guarantee maximum sunshine all day... Completely renovated, this sublime property will have everything to seduce you... A magnificent double living / dining room and relaxation area with fireplace of approximately 70m², a very beautiful independent fitted kitchen, an office, a laundry room, a dressing...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Document non contractuel - 10/04/2024



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