

1 950 000 €

For sale house

6 rooms

Surface : 160 m²

Surface of the land : 370 m²

Year of construction : 2011

Exposition : Sud ouest

View : Mer

Hot water : Thermodynamique

Inner condition : Neuf

External condition : Bon

Features :

Double vitrage, Portail automatique

3 bedroom

1 terrace

3 showers

3 WC

2 garage

3 parkings

1 cellar

Legal information

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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 397 Nice

NICE/CIMEZ – Modern building of 161 sqm – sea view –made of 3 apartments! Rare property, exceptional location! Ideally located in the heart of Cimez's most prestigious area in Nice, Villebois-Mareuil district, just steps from sought-after schools, and a 10-minute walk from the vibrant centers of "La Libération" and "La Coulée Verte", this idyllic, peaceful, and secure setting offers a comfortable home/building in nearly new condition (recently built in 2011), featuring a current Carrez living area of 161 sqm (+ basement level of 125 sqm with potential for expansion/habitable development) and more than 112 sqm of terraces, gardens, and solarium. Designed from the start with separate entrances (staircase and elevator) for each apartment, this building, currently unoccupied, can be divided into 3 apartments as follows: on levels R1+R2, a 3-room apartment of 79 sqm (including 2 parking spaces + exclusive use of an 88 sqm solarium), at ground...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1500 and 2090 € (reference year 2023)
Document non contractuel - 02/10/2026

