



# PROGEDI

SYNDIC | GESTION | TRANSACTIONS



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2 200 000 €

**Buying maison de ville**

**8 rooms**

**Surface : 270 m²**

**Surface of the living : 56 m²**

**Surface of the land : 150 m²**

**Year of construction : 1900**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Individuel**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, double glazing, calm

4 bedroom

2 bathrooms

1 shower

2 WC

2 garage

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

06/07/2025 - Prix T.T.C



## Maison de ville 4000 Nice

Located in the prestigious Cimiez district of Nice, this magnificent 270 m<sup>2</sup> bourgeois house embodies the charm of period houses. Built in the 1900s, this residence is magnificently preserved in impeccable condition, with a southeast orientation which bathes its facades in light. Distributed over three levels, the house is designed to offer an ideal city living experience, with a fully fitted kitchen with dining room, a large living room, four bright bedrooms, an office, two bathrooms, a shower room, and two independent toilets, ensuring optimal comfort for its occupants. This exceptional property also opens onto a charming exterior of approximately 150 m<sup>2</sup>, a haven of tranquility in the heart of the city. It is equipped with individual heating and hot water systems, a private swimming pool and a large 39m<sup>2</sup> garage that can accommodate two cars. Adjoining on both sides, this town house, combining city life and serenity, offers a unique living environment in Nice. A rare opportunity not to be missed to discover this setting of charm and serenity!

**Fees and charges :**

2 200 000 € fees included



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Document non contractuel - Barème de prix disponible sur notre site internet