

850 000 €

**For sale maison de ville**

**5 rooms**

**Surface : 117 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 245 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Features :**

Atelier, Studio, double glazing, Caméra et  
alarme de..., double glazing, Grand garage,  
Nombreuses places de parking

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

2 parkings

1 cellar

**Legal information**

850 000 €

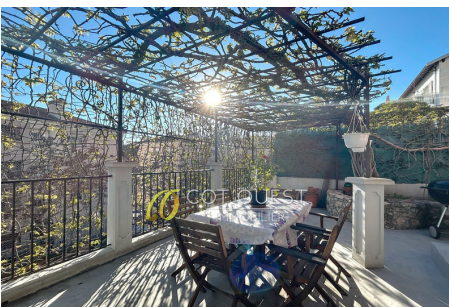
Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



## Maison de ville 5057 Nice

Nice, Cimiez The Cot'Ouest Immobilier promenade Agency offers you this charming town house located in the historic monuments of the Cimiez district offering an area of 117 m<sup>2</sup> on 3 levels, with a plot of 245 m<sup>2</sup>. Facing South-West, it benefits from beautiful light and enjoys a pleasant view of the garden. Modern and fully equipped open kitchen, hot water and city gas heating. The interior of the house is in excellent condition. This detached house offers many services: a workshop, an independent studio, a surveillance camera and an alarm, double glazing, a large garage, numerous parking spaces and a crawl space. It includes 3 bedrooms, 1 bathroom, 2 shower rooms, 3 toilets, 2 terraces and also has a cellar. Enjoy a quality environment, with sewer management. Don't delay in coming to discover it!

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Document non contractuel - 28/02/2025



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 - CGAIM montant de 120 000 € - 89, rue de la Boétie, 75008 Paris - Document non contractuel - \*prix H.A.I.