

2 540 000 €

For sale demeure de prestige

6 rooms

Surface : 220 m²

Surface of the living : 70 m²

Surface of the land : 644 m²

Year of construction : 1930

Exposition : Sud

View : Panoramique

Hot water : Electrique

Inner condition : excellent

External condition : Exceptionnel

Couverture : Toit terrasse

Features :

Pool, Alarme, Air conditioning, Fireplace,
Automatic Watering, Automatic gate, Calm

5 bedroom

2 terraces

1 bathroom

3 showers

5 WC

1 garage

3 parkings

1 cellar

Informations légales

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Honoraires à la charge du vendeur, aucune
procédure en cours, information on the risks
to which this property is exposed is
available on georisques.gouv.fr



Demeure de prestige 2225 Nice

Exceptional, in the heart of CIMIEZ, a prestigious residence, preserved and completely renovated with noble materials, this villa offers a magnificent living room of more than 70m² with its magnificent period fireplace, its high ceilings, incredible light surrounded by greenery. , an independent kitchen equipped with every comfort, the possibility of a bedroom on one level or an elevator if necessary, the beautiful original staircase has been preserved, upstairs 3 magnificent suites, an office area, access has a roof top of 80m² with a superb view of the gardens of the emblematic Regina and 360 on the city and the sea. For the guests on the western part a parental suite, a bedroom, a laundry room, cellar, boiler room. A large garage as well as a driveway to park, to decorate the whole, a swimming pool area, landscaped garden and a laid area to the west of the villa.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1618 and 2190 € (reference year 2023)
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