



## LUXURY BY BLUE

INTERNATIONAL REALTY

Villa with pool in the heart of Cimiez



Nice - 1 386 000 €

Ref. 83128664

In the much-loved Cimiez district, we offer you this delightful town house, mainly south-west facing. Close to all amenities and schools, it comprises 2 levels of living space and a large garden-level basement offering a variety of conversion options.

The ground floor comprises an entrance hall, a large living room, a separate kitchen, 2 bedrooms and a large bathroom. The second level comprises a large open-plan space that could easily be converted into 2 bedrooms and a shower room.

The garden offers plenty of space to take advantage of the mild southern climate. A real summer kitchen and several terraces surround a heated saltwater swimming pool.

A double garage and 2 parking spaces complete this property.

Living area : 160 m<sup>2</sup>

Bedrooms : 2

Surface area of land : 550.00 m<sup>2</sup>

Exposition : South-west

Rooms : 5

✓Cave

✓Swimming pool

✓Terrace



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Property tax : 1 837 €

Fees payable by vendor

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