



# LUXURY BY BLUE

INTERNATIONAL REALTY

Beautiful house with panoramic views of the sea and Nice



Nice - 950 000 €

Ref. 85290116

Discover this sumptuous house, completely renovated in 2016, offering breathtaking panoramic views of Nice, the hills, mountains and sea. Currently divided into two separate flats, this property can easily be reunited into a single residence.

On the first level, a vast 80 m<sup>2</sup> living space welcomes you, with a modern open-plan kitchen opening onto an exceptional terrace, offering breathtaking views of the sea and the city. This level also includes a large lounge with fireplace, a dining room and direct access to the terrace and veranda. Two bedrooms, each with en suite bathroom, one with bath and a shower room with WC complete the space. The recently installed parquet flooring adds a touch of elegance.

The garden level, with independent access, has two bedrooms with en suite shower rooms, a large lounge/home cinema and a second kitchen/laundry room. Ideal for annual or seasonal rental, this space offers a warm and friendly Art Deco atmosphere.

The attic can be converted to create additional space. A garage below the property and a charming garden with fruit trees and sea and town views complete this exceptional property.



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Just 10 minutes from the centre of Nice, this house represents an ideal rental investment opportunity.

Living area : 201.15 m<sup>2</sup>

Bedrooms : 4

Exposition : South

Rooms : 6

✓Sea view

✓Terrace

Property tax : 1 899 €

Fees payable by vendor

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