



#MLS **FR397545**

**NICE -**

Nice Cimiez, Gorgeous Californian styled Villa 270 m2  
With Garden and Swimming Pool

**1 990 000 €**

Pièce(s) **6**

Surface **270m2**

Chambre(s) **5**

Salle(s) de bain(s) **1**

Garage **0**

Californian villa of 270 sqm on a flat ground of 980 sqm, with swimming pool and wooden beach, clear view, haven of peace, southern exposure, perfect state, luxurious benefits. It is composed of a hall, living room, dining room, TV lounge, large fitted kitchen, master bedroom with bathroom, dressing room, 4 other bedrooms, shower, office, many closets, laundry, wine cellar, large garage and parkings. Close to shops and bus.

Surface : **270 m<sup>2</sup>**  
Séjour : **31.74 m<sup>2</sup>**  
Terrasse : **100 m<sup>2</sup>**  
Balcon : **980 m<sup>2</sup>**

Chambre(s) : **5**  
Salle(s) de bain(s) : **1**  
Garage : **2**

Etat : **Neuf**  
Vue : **Dégagée**  
Exposition : **Sud**  
Climatisation : **1**  
Cuisine(s) : **1**  
**Indépendante**

Taxe foncière :  
**3731 €**

GES : **Classe C**  
**(11 à 20**  
**kgeqCO2/m2.an)**  
Honoraires :  
**Vendeur**



VOTRE CONTACT POUR CE BIEN  
**Cimiez boulevard**  
TEL : **+33 4 93 53 51 50**  
EMAIL : **contact@cimiez-boulevard.fr**

**CIMIEZ**  
BOULEVARD

92, bd de Cimiez 06000 Nice  
T. 04 93 53 51 50  
info@cimiez-boulevard.fr  
cimiez-boulevard.fr