



#MLS **FR392683**

## NICE - CIMIEZ

Nice Cimiez Scudéri – Gorgeous House of 135 sqm  
With Swimming Pool

1 180 000 €

Pièce(s) 5

Surface **135m2**

Chambre(s) 3

Salle(s) de bain(s) 1

Garage 0

This charming house built on a large flowered and planted garden of 1000 sqm is ideally located in a quiet area of Cimiez. You will be seduced by its many assets that make it a rare property in the neighborhood. Very pleasant to live with a large swimming pool and different atmospheres according to the seasons, a terrace facing South to eat in the sun in winter, a summer kitchen close to the swimming pool to settle around a drink or a meal. The house is built on two levels with sea view. The first floor consists of two large bedrooms of 13 and 14 sqm and an office. Each of the rooms has a bathroom or a shower. On the ground floor, the large living – dining room of 40 sqm overlooking the beautiful terrace faces South and has a beautiful fireplace.

A large and bright veranda of 13 sqm completes this house, which can be used as a living room or artist's studio. At the bottom of the garden, it will be possible to park a big car in a garage of 21 sqm. It will also be possible to park at least 5 vehicles in the back of the garage. A cabañon of 10 sqm is in front of the garage.

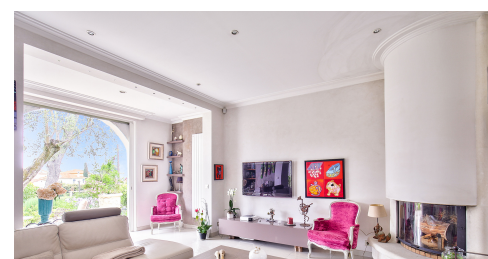
Surface : **135 m<sup>2</sup>**  
Séjour : **40 m<sup>2</sup>**  
Balcon : **1010 m<sup>2</sup>**

Chambre(s) : **3**  
Salle(s) de bain(s)  
: **1**  
Garage : **1**

Etat : **Bon état**  
Vue : **Dégagée**  
Exposition :  
**Nord-Sud**  
Cuisine(s) :  
**Indépendante**

Taxe foncière :  
**2319 €**

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



VOTRE CONTACT POUR CE BIEN  
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**CIMIEZ**  
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