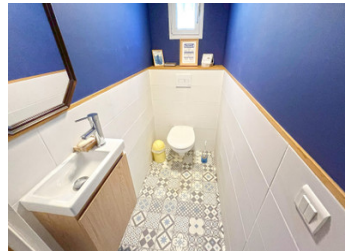


5-room villa, 122m on a 490m plot. 4 beds, 1 bathroom, 2 toilets. Large cellar & usable space under house.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	1
Floor:	122 m <sup>2</sup>
Plot Size:	490 m <sup>2</sup>

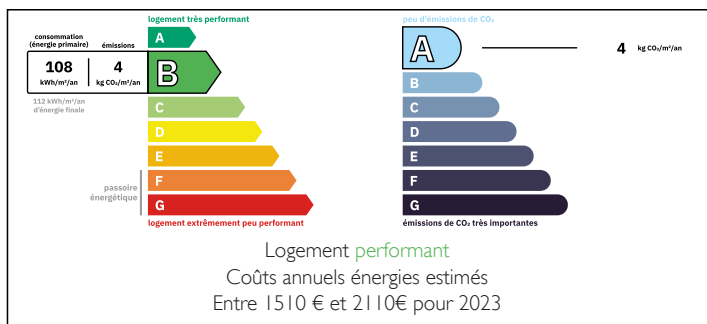


## IN BRIEF

Corniche Bellevue - Detached 5-room house - 122 m<sup>2</sup>.

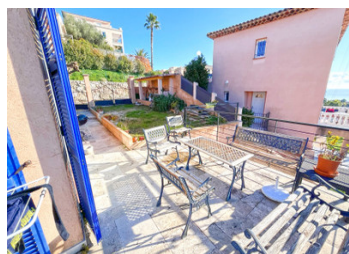
In a secure gated community with a swimming pool, located in the desirable Corniche Bellevue district, 10 minutes from the city center. Detached 5-room house built in 2005 on a 490 m<sup>2</sup> plot, located in the desirable Corniche Bellevue district, 10 minutes from the city center. Detached 5-room house built in 2005 on a 490 m<sup>2</sup> plot.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Beautiful 35 sq m living/dining room opening onto a sunny south-southwest facing terrace. Panoramic sea views. Separate kitchen (possibility of opening it up to an American-style kitchen) - 4 bedrooms - Balcony - Shower room with WC and a separate WC. Full of charm with its exposed beams and fireplace. Double-glazed aluminum sliding doors. Ground floor access with an open crawl space suitable for a lap pool. Large workshop/cellar. Private parking plus visitor parking within the residence.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES