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## Villa Divided Into Two Apartments - Nice Corniche Magnan

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €650,000

inc. of agency fees

4 Beds      152.2 sqm      0.3 ha

Welcome to this villa with a lot of potentials, located on the peaceful Corniche de Magnan, only 15 minutes from the centre of town and the Promenade des Anglais, on a terraced garden of 3000m2, with...

### At a Glance

**Reference** MFH-  
PROHWNC84764960

**Bed** 4

**Land** 0.3 ha

**Near to** Nice

**Pool** No

**Price** €650,000

**Hab.Space** 152.2 sqm

**Land Tax** N/A

### Property Description

Welcome to this villa with a lot of potentials, located on the peaceful Corniche de Magnan, only 15 minutes from the centre of town and the Promenade des Anglais, on a terraced garden of 3000m2, with possibility to build a swimming pool, and panoramic views of the surrounding hills, mountains and even a glimpse of the sea.

The villa, to renovate, has a total living area of 152m<sup>2</sup> and is set on 2 levels and a large basement-cellar of 57m<sup>2</sup>.

The upper level of 78m<sup>2</sup> offers: entrance, a large kitchen with storeroom, living room with access to a balcony facing West, two large bedrooms with closets, bathroom and separate toilet.

The lower level of 74m<sup>2</sup> offers: entrance, living room with open kitchen, two bedrooms, a bathroom and separate toilet.

The flat roof would be perfect to build a large roof terrace on, from where the sea view is beautiful.

It's possible to extend the house or build a guest house of 40m<sup>2</sup>.

Parking for two cars at the entrance of the garden and more space for other cars at the back of the house.

The charming and luxuriant garden offers two cosy terraces where mulberry trees and other Mediterranean trees give shade in the summer.

You will be on the country side and yet close to the centre of town, shops and the Mediterranean Sea.

Come and visit now!

## Summary

Property type:	House
Bedrooms:	4
Price	€650,000

## Key Information

Year Built:	1971
Internal Area:	152.2 sqm
Land Area:	0.3 ha
Property Features:	
	<ul style="list-style-type: none"><li>• Electric gate</li></ul>

## Location: Provence-Alpes-Cote-d'Azur



## Gallery









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