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## Villa With Sea View And Garden - Nice Parc Impérial

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



# €950,000

inc. of agency fees

4 Beds      215 sqm      0.05 ha

This beautiful villa facing south-east consists of two levels, and is located in the Parc Impérial area of Nice. It has a terraced garden of 522m<sup>2</sup> with great potential. Panoramic views of the sea and...

### At a Glance

**Reference** MFH-  
PROHWNC7114900

**Bed** 4

**Land** 0.05 ha

**Near to** Nice

**Pool** No

**Price** €950,000

**Hab.Space** 215 sqm

**Land Tax** N/A

### Property Description

This beautiful villa facing south-east consists of two levels, and is located in the Parc Impérial area of Nice. It has a terraced garden of 522m<sup>2</sup> with great potential. Panoramic views of the sea and the city!

The charming garden has a spacious terrace, barbecue area, fruit trees, Bougainvillea and Jasmine flowers.

There is also space for a pool (off-ground).

The house has a living area of 201m<sup>2</sup> and was built in 1957. The upper (main floor) offers a spacious hall that leads into a beautiful living room with dining area and patio doors out to the nice and long balcony with breathtaking views. 2 bedrooms, one with en suite bathroom with large bath. A second bathroom with toilet and shower. Large open equipped kitchen with access to porch with barbecue / fireplace.

On the garden level there are 2 bedrooms / independent studios, each with a bathroom with shower and toilet, as well as a spacious basement room with equipped kitchen, laundry room and lounge. An indoor staircase can be created between the garden level and the upper level.

Roof and facade are newly renovated and in 2021 a completely new heat pump was installed. At street level you have a garage for 1 car.

It is a 9-minute walk from the villa to Nice Lawn Tennis Club, a 15-minute walk to the city center and a 20-minute walk to the Promenade des Anglais. Nice airport can be reached in 17 minutes by car.

## Summary

Property type:	House
Bedrooms:	4
Price	€950,000

## Key Information

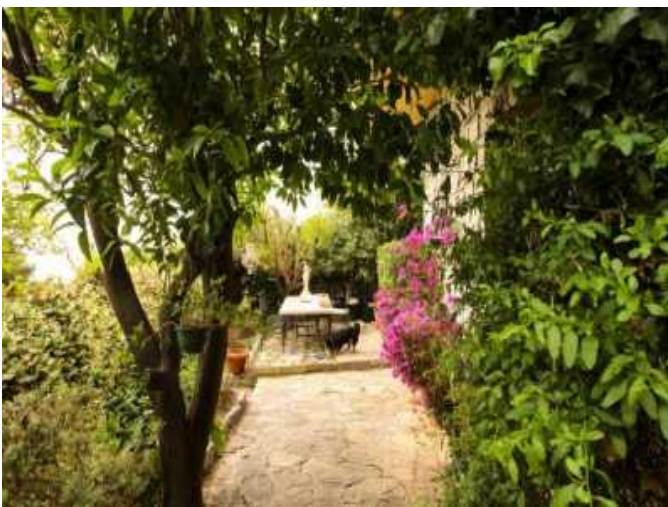
Year Built:	1957
Internal Area:	215 sqm
Land Area:	0.05 ha
Property Features:	
	<ul style="list-style-type: none"><li>• Internet</li></ul>

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



## Gallery







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THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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