

ONE OF THE MOST BEAUTIFUL VIEWS ON NICE MONT BORON

Price : € 759.000



Rooms : 3
Views : Sea

Bedrooms : 2
Reference ID : 182 / 182

Bathrooms : 2

Type : House

Located in the heart of Nice's most beautiful neighbourhood, Mont Boron, detached renovated house with panoramic views over the bay of Nice. Parking for car and scooter. Terrace of 9 m2 and roof terrace of around 50 m2.

The house has a living room with a beautiful view, an open-style Bulthaup kitchen, 1 large bedroom (with 4m ceiling height!) with dressing room, shower, bath and toilet, 1 bedroom with shower.

Furthermore, a utility room for the washing machine with drying cabinets and a guest toilet.

The ground floor can very well be used as a studio or office.

The house is part of a co-proprieté, it formed once the stables for the Villa Aimee. This villa has a long history and sets the scene on Mont Boron. The façade will be restored to its full glory in the coming years (no costs will be incurred).

A word from the current owner: "We have lived here with great pleasure for 13 years and we say goodbye with pain in our hearts. Every morning you will be happy when you look at this magnificent view. The location on Mont Boron is fantastic, close to the Carrefour and you can walk to the port or the city. The house is not in a quiet location, but we have never had any problems with

that.
In short, a house that fits like a glove"

Features :

Fireplace Double glazing Electric shutters

Area`s:

1 Living-room	1 Kitchen	2 Bedroom	1 Bathroom / Lavatory
1 Walk-in closet	1 Shower room	1 Lavatory	1 Laundry room
1 Cellar	1 Outdoor parking		

Nearby:

Energy - Conventional consumption Class : D
Energy - Emissions estimate Class : E
Land Value Tax : 1.100 € / year
Housing Tax : 689 € / year

Energy - Conventional consumption : 155 kWh/m².year
Energy - Emissions estimate : 36 kg éqCO2/m².year



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