

2 Villas 110m & 115m Both 4 rooms, 3 beds. on land 12 300m .



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	6
Bath:	2
Floor:	225 m2
Plot Size:	12300 m2

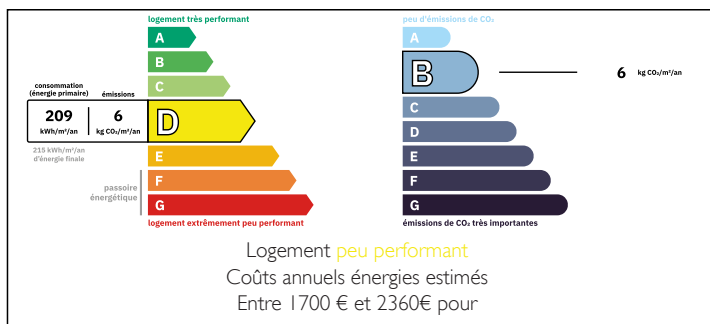


IN BRIEF

NICE - BELLET AREA. TWO VILLAS WITH LAND OF 12,300 m².

A rare opportunity in a green setting, just 10 minutes from the sea and Nice city centre. Located on the heights of La Madeleine, in the immediate vicinity of the Route de Bellet, this real estate complex extends over an exceptional plot of approximately 12,300 m² accessible by a private entrance. The property consists of two independent villas, annex spaces, and offers rare development potential in a quiet, green setting with no overlooked views.

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

Villa No. 1 : 4-room type, approximately 110 m²
Large, bright and air-conditioned living room,
Separate kitchen recently tastefully renovated, 3
bedrooms with fitted dressing rooms, bathroom
with bathtub / shower. Plenty of storage space.
Separate WC. Closed garage and workshop On the
ground floor: 2 rooms of approximately 42m²
air-conditioned with independent entrance.

Villa No. 2 : 4 rooms of approximately 115 m² with
recent work carried out: Air-conditioned living
room, Equipped kitchen 3 bedrooms, one with
dressing room, Renovated shower room, Separate
WC Convertible ground floor of 90m².

A Swimming pool can be built.

Land of 12,300 m², Numerous parking possibilities
for vehicles, a garden shed is registered on the
cadastral plan and a water storage present on the
land.

Quiet environment, wooded, not overlooked, with
unobstructed view. Connection to the sewer, fibre
optic connection Individual water / electric meters
for each villa.

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