

Restored 1930's house 190m , 4 levels with 184m land. 8 rooms, 4 beds, 3 baths. Small pool. 100m terrace.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	190 m2
Plot Size:	184 m2



## IN BRIEF

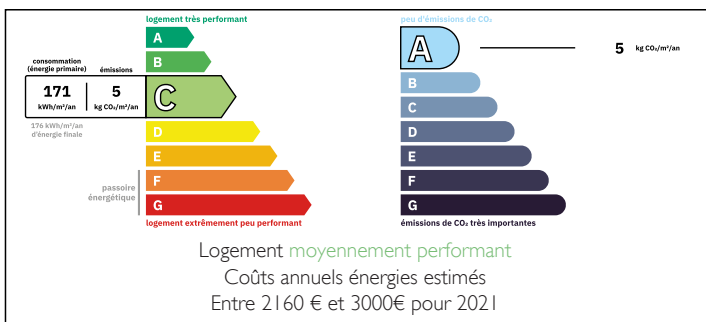
Key Features: Sought-after residential area, close to Nazareth School, absolute peace and quiet, no renovations required, reversible air conditioning, and quality finishes (hardwood floors, marble).

A meticulous restoration that preserves the atmosphere of the house.

On a peaceful street in Parc Impérial, away from the hustle and bustle of the city, this fully renovated 1930s house combines original character and contemporary comfort over 190m<sup>2</sup> on four levels.

The highlight of this residence: its 100m<sup>2</sup> terrace designed as a true outdoor space. A semi-inground swimming pool, dining area under the olive tree, pétanque court, and unobstructed views of Saint-Paul Church create an ideal setting for long Mediterranean evenings.

## 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

The white marble staircase elegantly structures the spaces: from the bright living room with warm tones (terracotta wall, mustard touches) that opens onto a balcony, to the modern kitchen with graphic tiles, to the upper floors housing the master suite, bedrooms, and office spaces.

The mezzanine offers additional spaces: a gym with sauna, and a separate studio perfect for an office or guests. On the top floor, a games room with a billiards table completes this well-designed family layout.

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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