

639 000 €

**Buying villa**

**5 room**

**Surface : 98 m<sup>2</sup>**

**Surface of the living : 24 m<sup>2</sup>**

**Surface of the land : 550 m<sup>2</sup>**

**Year of construction : 1927**

**Exposure : Sud est**

**View : Aperçu mer**

**Hot water : Fuel**

**Inner condition : good**

**External condition : good**

**Cover : tiles**

**Benefits :**

fireplace, double glazing, calm

3 bedroom

1 bathroom

2 toilet

2 parking

2 cellar

**Energy class (old measure) : E**

**Climate class : E**

Document non contractuel

18/10/2024 - Prix T.T.C



**Villa 409 Vence**

Beautiful villa in Nice located near the city center of Vence, built in 1927. This 98 m<sup>2</sup> gem, perfect for a family, offers a superb sea view upstairs thanks to its southern exposure. The house, on 2 levels, houses a living/dining room, three bedrooms, a bathroom, and two toilets. Comfortable and well organized, the kitchen is independent. The heating system is fuel, which also supplies the hot water. The services include a fireplace, double glazing and a calm environment for a pleasant serenity. The property enjoys a beautiful flat plot of 550 m<sup>2</sup>, rare in this area. Two parking spaces and cellars complete this property. The sanitation is mains drainage. Come and discover this charming residence! The fees are entirely the responsibility of the sellers. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr> This property is presented to you by the La Gaude Immo agency, place du Marronnier in La Gaude

Fees and charges :

639 000 € fees included

