



Immobilier de Qualité

# FRANCO-HOLLANDAISE IMMOBILIÈRE

T. 04 92 90 70 30 | FRANCOHOLLANDAISE.COM | INFO@FRANCOHOLLANDAISE.COM

1 649 000 €

**Buying propriété**

**6 rooms**

**Surface : 234 m²**

**Surface of the living : 49 m²**

**Surface of the land : 5700 m²**

**Year of construction : 1986**

**Exposition : Est ouest sud**

**View : Mer panoramique**

**Hot water : Gaz**

**Inner condition : A rénover**

**External condition : Good**

**Features :**

Pool, Bassin naturel, Garages, Pigeonnier, Chambre de plain-pied, Vue panoramique mer et montagnes, Situation exceptionnelle, Calm

5 bedrooms

2 terraces

3 bathrooms

3 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

30/04/2025 - Prix T.T.C



## Propriété 4246 Nice

Magnificent detached property for sale in a sought-after residential area "Château Crémat" in Nice, offering a breathtaking sea view. This spacious house on two levels of 234 m² has 5 bedrooms, 3 bathrooms, a separate fitted kitchen, a generous living room of 49 m², 2 terraces and annexes. Comfortable and bathed in light from morning to evening thanks to its exposure, this residence is the image of the gentle Mediterranean lifestyle. The biggest plus of this residence is without a doubt its vast grounds of 5700 m² which accommodates a swimming pool, a natural pond, garages and a magnificent dovecote. Please note that renovation work is to be expected. The Château Crémat residential area of Nice is a magnificent synthesis of Mediterranean charm and French elegance. Located to the west of the city, this area is home to a wide variety of properties, from modern apartments to traditional townhouses. Many buildings enjoy panoramic views of the Mediterranean Sea. This area offers a peaceful living environment, while being close to the bustling city centre and tourist attractions.

**Fees and charges :**

1 649 000 € agency fees 5,00% à the responsibility of the buyer included



Carte Professionnelle : 0605 2016 000 004 649- RCS : RC 99 B 284

Code NAF : 6831Z - SIRET : 422 580 704 00068