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## Beautiful Family House - Nice Baumettes

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€1,090,000**

inc. of agency fees

5 Beds

135.02 sqm

In a leafy residential neighborhood, at the quiet end of a charming street, this 1930s townhouse, fully renovated with taste,...

### At a Glance

**Reference** MFH-  
PROHWNC85771779

**Bed** 5

**Near to** Nice

**Pool** No

**Price** €1,090,000

**Hab.Space** 135.02 sqm

**Land Tax** N/A

### Property Description

In a leafy residential neighborhood, at the quiet end of a charming street, this 1930s townhouse, fully renovated with taste, is located just 400 meters from the sea and the Promenade des Anglais. Ideally positioned, it has direct access to amenities, with shops 250 meters away and a tram stop 5 minutes away, as well as two outdoor parking spaces.

Discreetly semi-detached, this charming property, facing East-West, enjoys optimal sunlight throughout the day. Completely renovated in a contemporary style, it offers 135 m<sup>2</sup> of living space on a low-maintenance, enclosed plot, with two private parking spaces in front of the house.

The main house consists of:

On the ground floor: a beautiful living area with an integrated kitchen and a bright living room opening onto the terrace and garden. This level also includes guest toilets as well as a bathroom with a shower and bathtub.

Upstairs: a sleeping area with three bedrooms, each with custom wardrobes, and a shower room with toilets.

The lower level, at garden level, features a large 33 m<sup>2</sup> open-air terrace, leading to a 45 m<sup>2</sup> independent apartment. Ideal for hosting guests or generating rental income.

This house benefits from high-quality, modern amenities: integrated reversible air conditioning, double-glazed aluminum windows.

Two annexes provide additional storage space.

### Summary

Property type:	House
Bedrooms:	5
Price	€1,090,000

### Key Information

Internal Area: 135.02 sqm

Property Features:

- Air-conditioning

Has Air  
Conditioning? Yes

**Location: Provence-Alpes-Cote-d'Azur**



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**S. and L. BROWN**



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