



Nice Crémat – Renovated single-story villa with a pool in the hills

For sale

645 000 €

Product type House	Num rooms 4 rooms	City Nice	Country France
Living area 90 m²	Land area 841 m²	Bedrooms 3	Bathrooms 2
Parkings 3	Box 1	View Unobstructed view	Exposure South
Ref. 86821085			

Just minutes from the vineyards of Nice and Château de Crémat, nestled in the hills bathed in the gentle Mediterranean climate, this fully renovated single-story home enjoys a rare location at the end of a cul-de-sac, where tranquility and privacy define daily life. Nestled on a flat lot of over 800 m², bordered by palm trees and typical Nicean vegetation, it embodies an outdoor lifestyle.

Designed for entertaining and making the most of sunny days, the property opens onto a vast open-plan living area combining a dining room, open kitchen, and living room with a fireplace. This bright space naturally extends life outdoors, where the terrace, pool, and garden create an ideal setting for sunny days and convivial summer evenings.

The sleeping area features three bedrooms, including a suite with an en-suite bathroom, along with an additional shower room and a separate toilet. Several outdoor parking spaces and an attached garage complete this comfortable and easy-to-live-in home, located near schools and offering easy access to Nice



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and its amenities.

A rare find in the hills of Nice, combining charm, tranquility, and the Mediterranean lifestyle.

Energy performance certificate pending.

Brokerage fees payable by the seller.

Information on the risks associated with this property is available on the Géorisques website:
georisques.gouv.fr



