COLDWELL BANKER
EUROPA REALTY

House Aspremont 234 m²



SALE PRICE : 1 180 000 €

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DESCRIPTION

Just minutes from the heart of Aspremont and only 20 minutes from Nice, this 235 m² contemporary villa rises at the edge of nature, nestled on 12,000 m² of terraced land. Its architecture gently recedes to let in light, stillness, and far-reaching views, creating a seamless dialogue between interior and exterior. Designed to offer both serenity and functionality, it will appeal to those who appreciate space, discretion, and refined finishes.

From the moment you step in, a custom-built library sets a serene tone and invites contemplation. The double living room, with its high ceilings and central fireplace, naturally becomes the heart of the home. Flowing from this space, the family kitchen and adjoining dining area form a fluid, welcoming ensemble, perfect for effortless entertaining. A pantry, discreet laundry room, and a separate office complete the ground floor with a perfectly thought-out layout. A guest WC is also available on this level.

Upstairs, three comfortable bedrooms each feature built-in wardrobes and private terraces. The master suite includes a full bathroom (bathtub + shower), an independent WC, and a spacious walk-in dressing room. An additional shower room meets the needs of daily life. A bright veranda, currently used as a fitness room, completes this floor dedicated to rest and well-being.

Outdoors, every space has been designed to make the most of the panoramic views over the hills. The main southwest-facing terrace features a barbecue area, ideal for warm gatherings with friends and family. The pool, discreetly set below, is paired with its own pool house—a true summer retreat. The carefully maintained grounds offer multiple parking areas.

A rare address for those seeking peace, light, and nature—just a stone's throw from the French Riviera.

Seller's fees: 5% incl. VAT, i.e. €59,000. Agency fees included price: €1,180,000. Freehold property – Easement of passage through the lower estate. Energy Performance Certificate (EPC) completed on 16/01/2020 – Estimated annual energy costs: between €2,900 and €4,500. Information on risks this property may be exposed to is available on the website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	234.15 m²	Property tax:	€3.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): 165,04 kWh/m².year 165

Greenhouse gas emissions (GHG) index: 8,42 kg CO2/m².year 8

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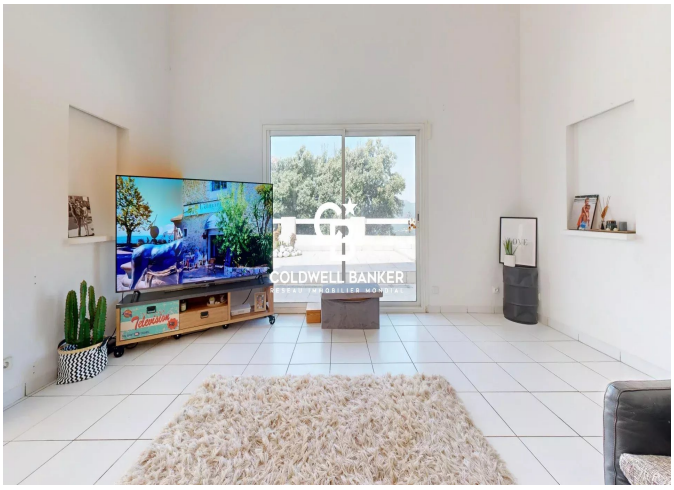



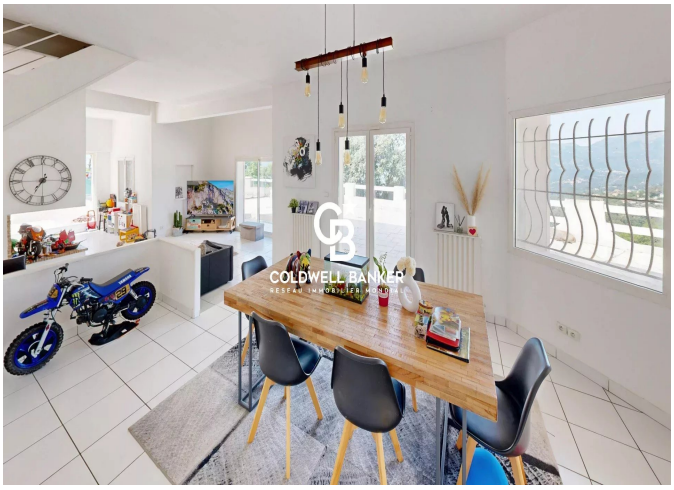

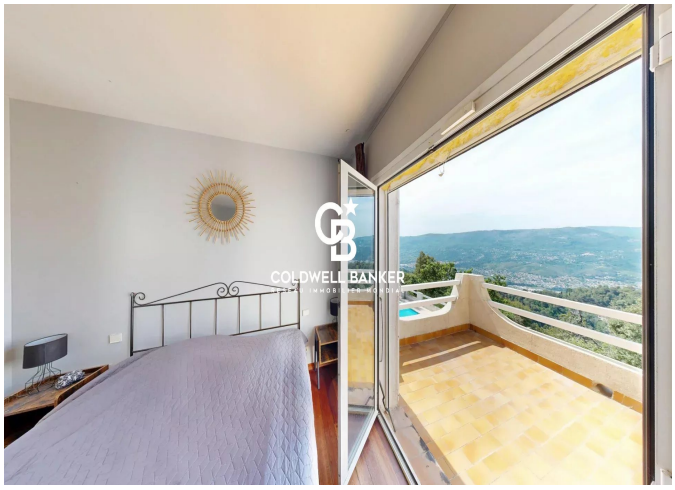



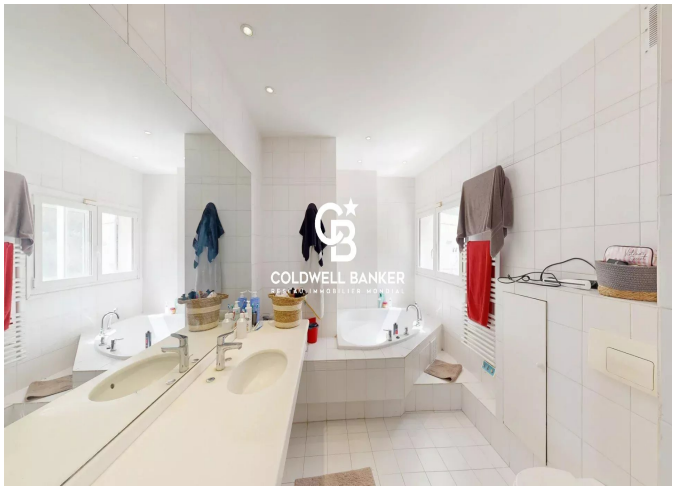

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