COLDWELL BANKER
EUROPA REALTY

House Nice 218 m²



SALE PRICE : 2 300 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Contemporary-style villa in Nice.

Confidential address in one of the most sought-after residential areas of Nice.

This remarkable residence, dating from 1921, underwent an elegant renovation and contemporary extensions in 2016, harmoniously blending modernity with its original charm. A swimming pool and a flat garden planted with Mediterranean species will make you forget that you are in the city.

Offering approximately 220 sqm of living space over two levels, the property features generous volumes and high-end amenities.
The spectacular reception room of more than 95 sqm, opening onto the outdoor areas through two large pocket sliding glass doors, enjoys exceptional brightness thanks to its East and South exposure.

The villa offers five bedrooms, including one on the garden level, perfectly suited for family living or hosting guests.

Set in absolute peace and quiet, the property enjoys a prime location just a few minutes' walk from the finest schools, shops, and restaurants.

Rare on the highly sought-after Cimiez market, this villa stands out for its subtle blend of contemporary comfort and historic character.

Another major asset is the vast basement, capable of accommodating several vehicles and offering numerous layout possibilities, such as a home cinema, games room, or wellness area.

Contact us for a private viewing.

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FEATURES

Property type:	House	Area:	218.85 m²	Property tax:	€4.00
Number of rooms:	6 rooms	Number of bedrooms:	5 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): B 104

Greenhouse gas emissions (GHG) index: A 3

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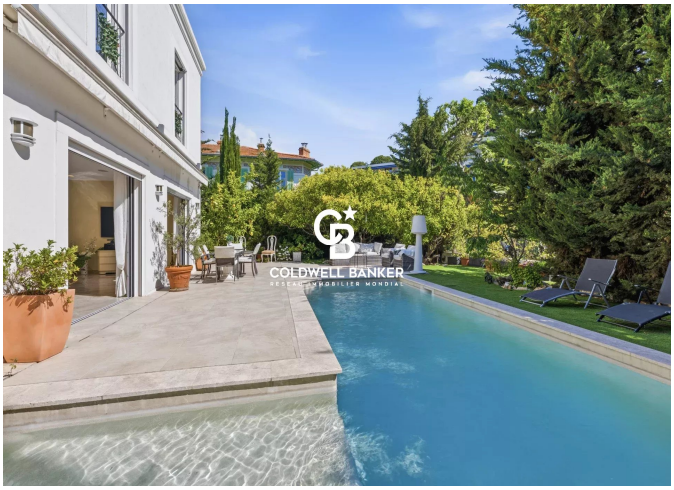












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