COLDWELL BANKER
EUROPA REALTY

House Nice 288 m²



SALE PRICE : 6 800 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Mont Boron Cap de Nice — Exceptional villa with panoramic sea views

At the tip of the highly sought-after Cap de Nice, in a private and exclusive setting, this property enjoys a rare elevated position and offers a unique panorama over the port and the Baie des Anges.
From the moment you enter, your gaze is naturally drawn toward the horizon. Spread over three levels served by an elevator, the villa captivates with its generous volumes, elegance, and brightness. Every living space has been designed to fully enjoy the sea views and natural light.

The main level features a vast reception room of approximately 80 sqm, bathed in sunlight and opening onto a terrace — a true belvedere overlooking the sea. A semi-open kitchen completes this living area.
The various levels offer several comfortable suites facing the sea, providing breathtaking sunsets every evening.
Outside, the property reveals a true haven dedicated to well-being and relaxation: infinity pool, jacuzzi, sauna, summer kitchen… an ideal setting to fully embrace the Mediterranean lifestyle.
A garage for two vehicles as well as several parking spaces complete this exceptional property.

Just minutes from the beaches, downtown Nice, and the Riviera's finest addresses. Only 20 minutes from the international airport, this villa offers a luxurious and authentic lifestyle, perfectly balancing serenity, privacy, and proximity to the iconic destinations of the French Riviera

Contact us today to arrange a private viewing and discover the full potential of this exceptional address.

Property tax: €6,370 / year.
Agency fees payable by the seller.
Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	288.77 m²	Elevator:	Oui
Property tax:	€6.00	Number of rooms:	9 rooms	Number of bedrooms:	6 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 236

Greenhouse gas emissions (GHG) index: B 7

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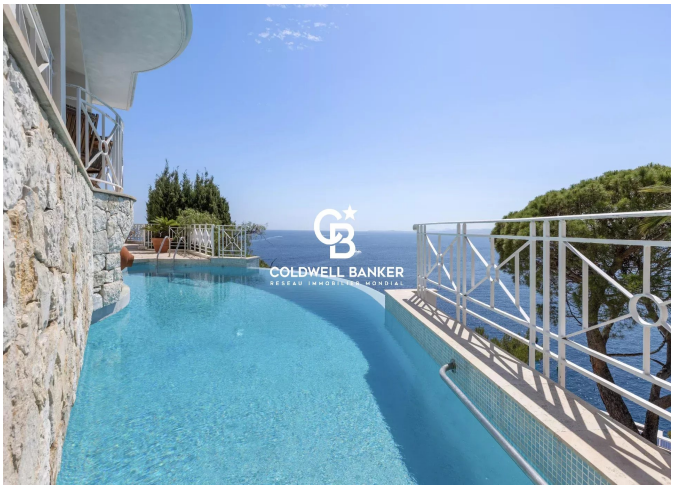











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