COLDWELL BANKER
EUROPA REALTY

House Nice 250 m²



SALE PRICE : 1 950 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Located in one of the most sought-after districts of Nice – Gairaut, this elegant character villa enjoys a green setting while remaining perfectly connected to major transport links. The tramway can be reached within minutes, Nice International Airport is 15 minutes away, and Monaco approximately 20 minutes.
Built in the 1920s, the property offers around 250 sqm of living space and sits on a 2,233 sqm landscaped plot, carefully maintained and sheltered from view. The villa is in excellent condition, combining authenticity with modern comfort.
The interior features generous, light-filled spaces:
The lower level comprises three bedrooms, one with an en-suite shower room, a home office area, utility rooms, and a large garage.
The main level features an entrance hall, a spacious double living room with fireplace opening onto a terrace with sea views, a fully fitted and equipped kitchen, and a separate guest toilet.
Upstairs, two large en-suite bedrooms benefit from built-in storage and private bathrooms.
The outdoor areas are designed to fully enjoy the Mediterranean climate, with a beautiful swimming pool area, summer kitchen, several relaxation and entertaining spaces, and independent sanitary facilities.
A rare asset in this area: the plot still offers potential for an extension or additional construction of approximately 180 sqm (subject to current planning permissions). The property also benefits from two separate vehicle accesses: a main access located at the upper part of the plot near the house, and a second independent access at the lower part, offering multiple development possibilities.
Agency fees payable by the seller.
Property tax: €4,784 per year.
Information on potential risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	250.0 m²	Property tax:	€4.00
Number of rooms:	8 rooms	Number of bedrooms:	6 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): E 259

Greenhouse gas emissions (GHG) index: E 53

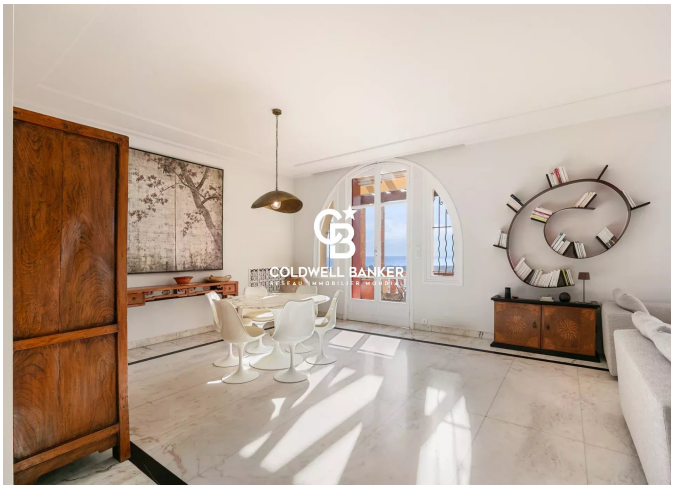
11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr