COLDWELL BANKER
EUROPA REALTY

House Nice 253 m²



SALE PRICE : 2 490 000 €

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France, 06000, Nice

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DESCRIPTION

Located in Nice, within a secure private estate, this fully renovated contemporary villa offers approximately 253 sqm of living space and enjoys a privileged environment, with a spectacular panoramic sea view.
Designed for a modern lifestyle, the property stands out for its generous volumes and exceptional natural light. The main level features a reception area of over 80 sqm, combining a spacious living room and a high-end contemporary kitchen. This space opens seamlessly onto the exterior through a 9-metre-long bay window, creating a perfect flow between indoor living and the Mediterranean panorama.
The villa offers four bedrooms, complemented by a study, providing comfort and flexibility for both primary and secondary residence use.
The 32 sqm master suite, a true private retreat, benefits from a large terrace and a panoramic sea view, offering an intimate and refined setting.
An independent apartment completes the property, ideal for hosting family, guests, or staff in complete autonomy.
Outdoor areas have been carefully designed to fully enjoy the Mediterranean lifestyle, including a summer kitchen equipped with a pizza oven, perfect for entertaining and sharing convivial moments facing the sea.
A large garage for two vehicles, along with a carport for two additional cars and several parking spaces, completes this rare property.
A perfect blend of luxury, modernity, and prime location, this villa offers a unique lifestyle on the French Riviera, close to amenities and main access roads.
Agency fees payable by the seller
Property tax: €1,922 per year
Information on potential risks related to this property is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	253.0 m²	Property tax:	€1.00
Number of rooms:	9 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 95

Greenhouse gas emissions (GHG) index: A 3

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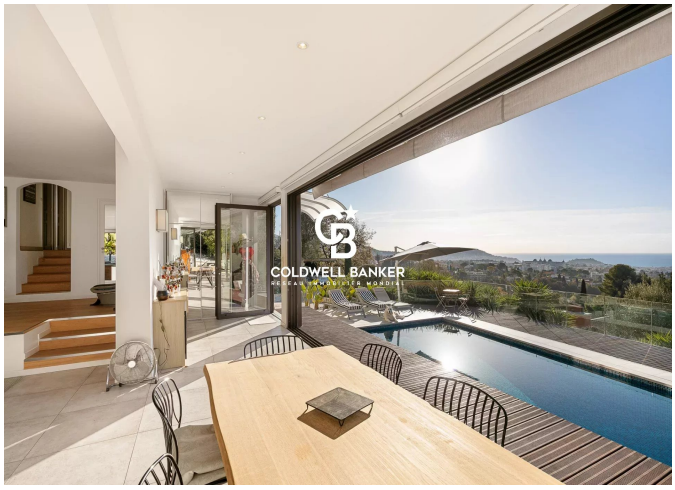





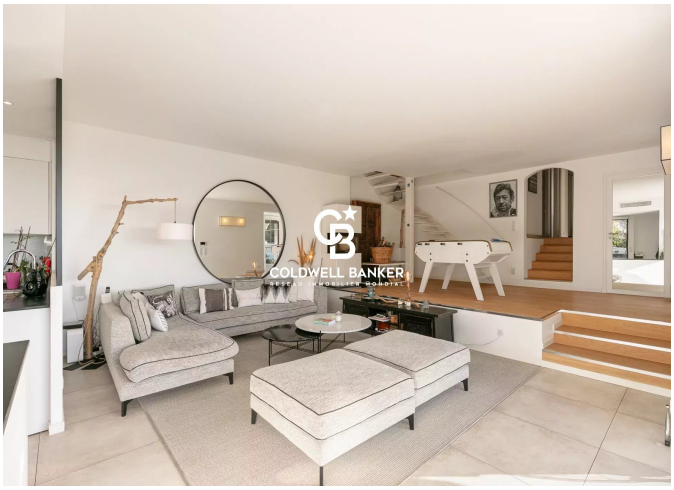

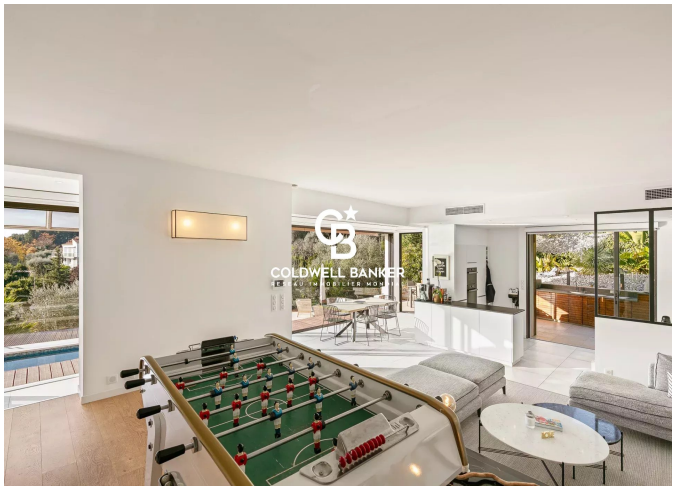

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