COLDWELL BANKER
EUROPA REALTY

House Nice 290 m²



SALE PRICE : 2 690 000 €

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DESCRIPTION

Located in the prestigious residential district of Gairaut, close to amenities, schools and major transport routes, this elegant 290 sqm architect-designed villa enjoys a spectacular panoramic sea view and an exceptional living environment.

Facing south, the property benefits from abundant natural light throughout the day. Arranged over three levels, it offers generous living spaces including a vast living room opening onto the outdoors, a separate kitchen, an office, five bedrooms including a superb master suite with dressing room and bathroom, as well as several shower rooms and ample storage space.

One of the property's main assets is its flat land, a particularly rare feature in the area. The spacious outdoor areas provide a peaceful and private setting with no overlooking neighbours. The swimming pool, pétanque court and various terraces create the perfect environment for entertaining while enjoying breathtaking views over the Mediterranean Sea and the hills of Nice.

Parking facilities include a large garage accommodating two vehicles, a carport for two additional cars and several outdoor parking spaces.

High-end amenities include underfloor heating, air conditioning, a fireplace, photovoltaic panels, an electric vehicle charging station, an alarm system, electric gate, videophone and automatic irrigation system.

This rare property will appeal to buyers seeking spacious interiors, privacy and exceptional views, just a few minutes from Nice city centre.

Property tax: €6,013 per year.
Agency fees payable by the seller.
Information regarding 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:	290.0 m²	Property tax:	€6.00
Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 107

Greenhouse gas emissions (GHG) index: C 22

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