COLDWELL BANKER
EUROPA REALTY

House Nice 323 m²



SALE PRICE : 3 360 000 €

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DESCRIPTION

Located in Nice Gairaut, within a fully secured private estate, this exceptional 323 m² property enjoys a calm, preserved, and unobstructed environment in a dominant position, with breathtaking panoramic views of the sea and the city.
Nice Gairaut is one of the most prestigious residential areas of Nice, perched on the hills overlooking the Bay of Angels. It offers a peaceful, green setting while remaining just a few minutes' drive from the city centre. Known for its elegant villas, gated estates, and proximity to top international schools, Gairaut combines tranquility, luxury, and convenience — an exceptional address for refined living on the French Riviera.
Garden level: the villa offers superb reception spaces, including a living area of over 84 m² with entrance hall, a large living room, and a dining room, all bathed in light and opening onto the terraces and mirror pool (13 x 6 m).
A fireplace structures the space, bringing warmth and elegance.
An independent kitchen of 20 m², designed for daily use or entertaining, completes this level.
First floor: the sleeping area comprises three comfortable en-suite bedrooms, each with its own bathroom, as well as a dressing / office, offering privacy and functionality.
The property also includes an independent apartment, perfect for guests or staff, a gym, a spa area with sauna, a wine cellar, and numerous storage areas (cellars, laundry, technical rooms).
Outdoor spaces are designed for exclusive living:
Mirror pool 13 x 6 m
Generous terraces (475 m²)
Landscaped garden
Playground
Petanque court
All perfectly integrated and maintained.
A very large garage of 130 m² completes this rare property.
Fully renovated with high-end finishes, in perfect condition and full of charm, this villa combines all the assets of an exceptional property: spectacular sea views, dominant position, security, generous volumes, and Mediterranean lifestyle, close to the city centre and road access.
A rare and confidential property, for clients seeking excellence.

Fees payable by the seller
Property tax: €8,447 per year
Information on risks related to this property is available on the Géorisques website: georisques.gouv.fr

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FEATURES

Property type:	House	Area:	323.0 m²	Property tax:	€8.00
Number of rooms:	8 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 108

Greenhouse gas emissions (GHG) index: C 21

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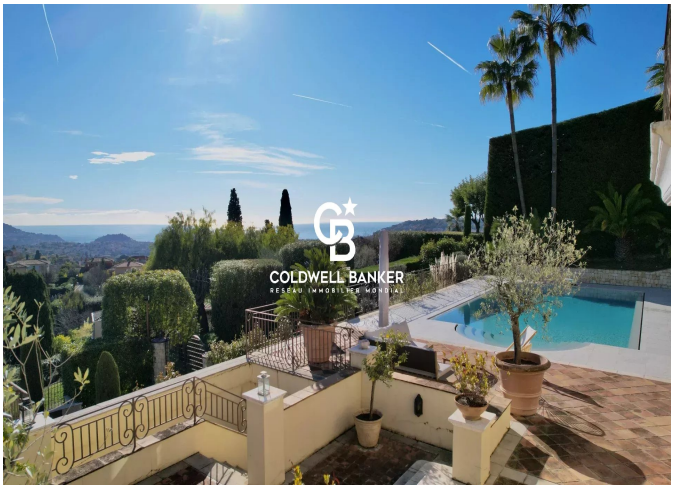



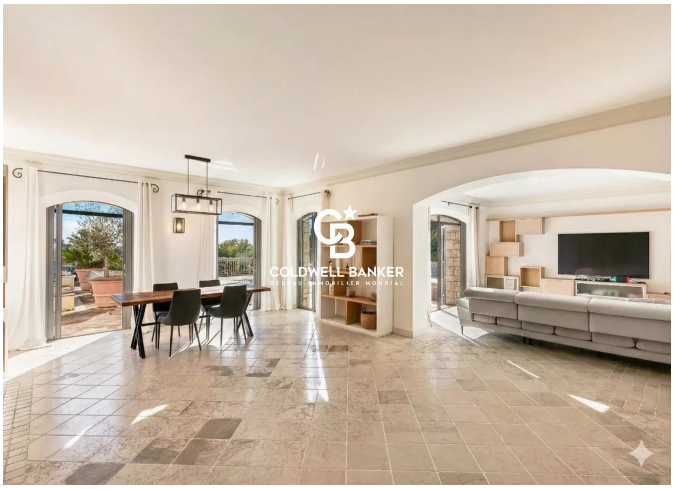







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