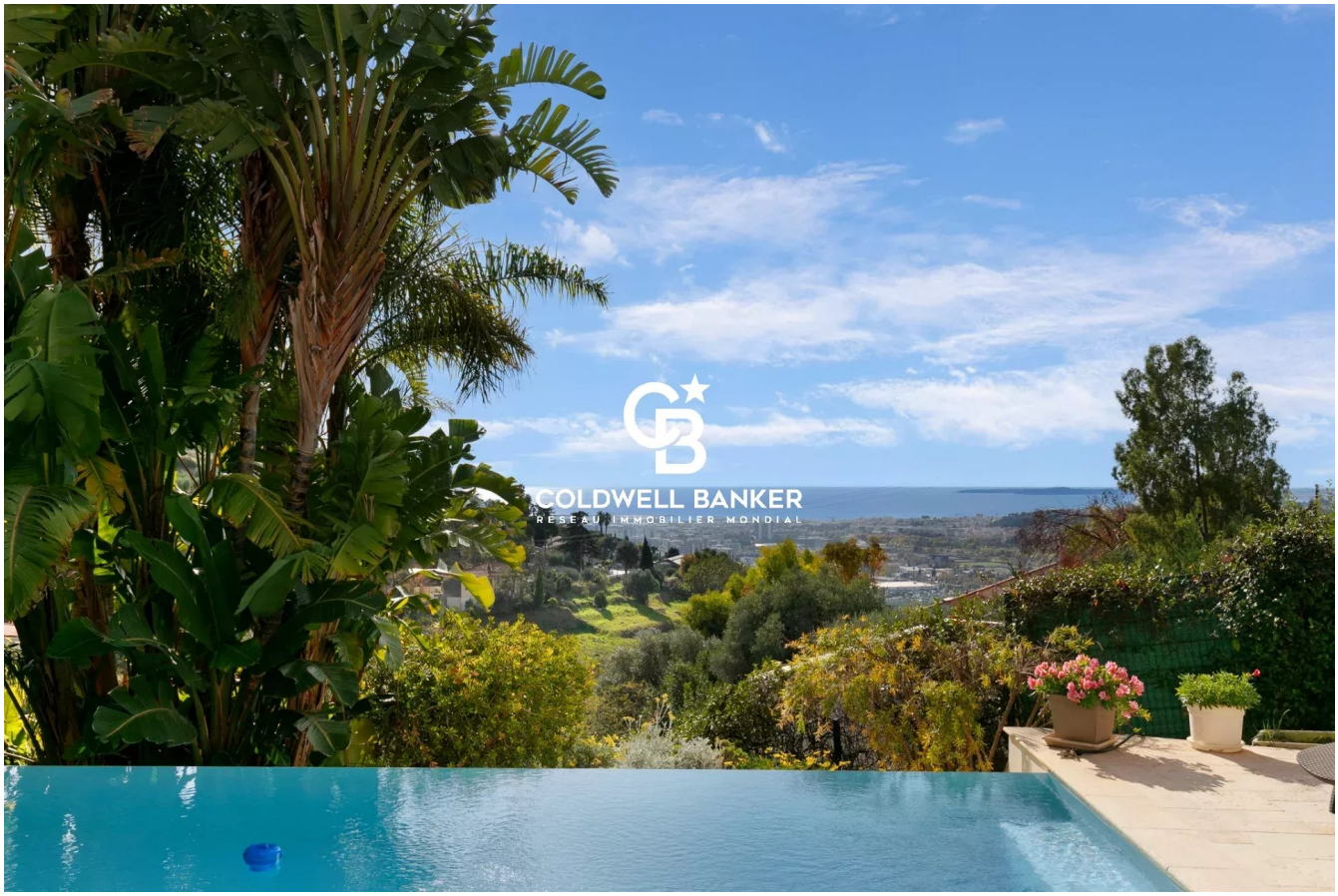
COLDWELL BANKER
EUROPA REALTY

House Nice 303 m²



SALE PRICE : 2 995 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

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DESCRIPTION

We are delighted to present this magnificent prestige villa offering approximately 300 m² of living space, nestled on a landscaped plot of over 3,000 m² and boasting spectacular panoramic views of the sea and mountains.

Ideally located just 15 minutes from the airport, the TGV station, the city centre and the beaches, this family property stands out for its privacy, serene setting, and high-end amenities.

The villa opens onto a vast, light-filled living room, extended by large sliding glass doors leading to a South-facing terrace and a heated infinity pool.
The spacious, fully equipped kitchen also includes a pantry.
On the same level, a ground-floor suite with office area, shower room and walk-in closet benefits from direct access to the terrace and garden.

Upstairs, you will find a master suite with a large bathroom featuring a whirlpool bathtub and a walk-in closet, as well as a second bedroom with its own shower room and dressing room. Both rooms open onto a beautiful South-West facing terrace. Separate toilets.

On the garden level, an independent fourth bedroom and several additional spaces complete this floor: a large wellness area with jacuzzi, hammam, massage room, shower rooms, and a laundry room.

The property also offers several secure parking spaces.

Premium features include: ducted reversible heating, pocket sliding glass doors with mosquito screens, enhanced security system, and noble materials (marble, mosaic, wrought iron, balusters).

The land also allows for the development of a second construction, offering a rare opportunity to create a new real estate project or expand the property on the same site.

A rare opportunity combining an intimate, secluded environment with premium features and a highly sought-after location.

Seller's fees apply.
Property tax: €4,401 per year.
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:	303.0 m²	Property tax:	€4.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 70

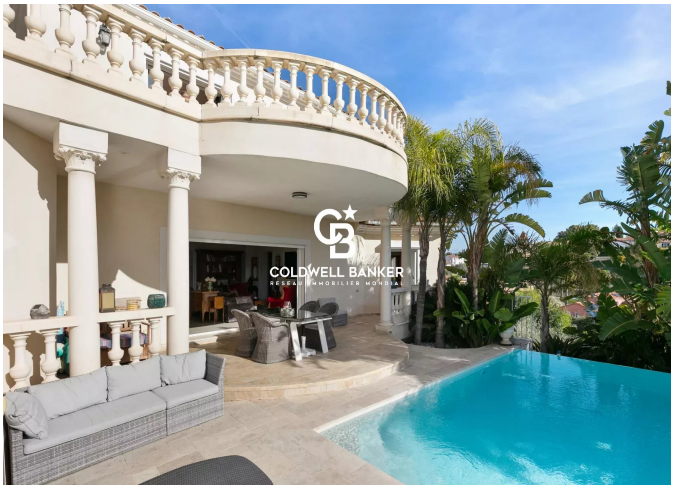
Greenhouse gas emissions (GHG) index: A 2

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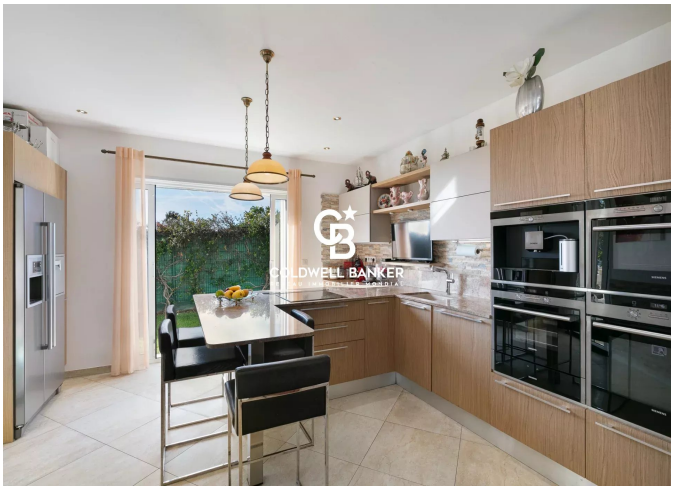












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