COLDWELL BANKER
EUROPA REALTY

House Nice 238 m²



SALE PRICE : 2 990 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

An Exceptional Villa in a Private and Exclusive Setting

Just listed on the market, this charming villa embodies the dream location in the harbor district: the tranquility of a private gated community within easy reach of all the amenities of the Port of Nice and the city's most photogenic coves, just three minutes from the yacht club and the tram that takes you to the airport in half an hour.

With approximately 250 m² of living space (over 360 m² of floor area) on a 558 m² lot, the property features spacious, light-filled rooms in absolute silence.

Upon entering, a grand foyer with its grand staircase sets the tone for elegance, leading to the large dining room and living room, which open wide onto the terrace. The entire space is designed for gracious entertaining with luxurious furnishings. A very well-equipped, separate kitchen completes this entertaining area.

Add even more luxury for sunny days: from the beautiful terrace, you'll discover what feels like a secret garden—well-protected from prying eyes—featuring an almost hidden swimming pool with a pool house equipped like those in luxury hotels, complete with a beautiful covered lounge inviting you to relax next to a large, well-shaded dining table. A true haven of peace just a 10-minute walk from downtown.
This level also features a first suite with a large bathroom, as well as ample storage space.
A second staircase leads to a loft under the sloping roof—the ideal setting for an office, a game room, a reading nook, and numerous spaces to customize to your taste.

Upstairs, the parents' suite offers exclusive privacy: a spacious, light-filled master bedroom with a private balcony—offering a sea view, a glimpse of luxury yachts, and a rare view of the Château de Nice from this floor—along with two well-concealed walk-in closets and a large bathroom, all combining to create a truly intimate retreat.

The garden level is designed to ensure guests' privacy. It features a separate apartment (bedroom, kitchen, bathroom), a private fitness room with a shower and restroom, as well as a laundry room, a pantry, and a wine cellar.

On this same level of the property, there is outdoor parking for multiple vehicles, with the option to build a closed garage.
Parking near the villa for guests is also permitted within the condominium complex.

A property of this rarity, in this location, and offering this level of privacy comes on the market only very rarely.
A MUST-SEE.

Brokerage fees paid by the seller
Property tax: €3,476/year
Energy Performance Certificate (DPE): D – GHG Emissions Rating: D
Estimated annual energy costs for standard use: between €4,030 and €5,490 per year, indexed to 2023 (utilities included).

Information on the risks associated with this property is available on the Géorisques website: https://georisques.gouv.fr/

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	238.0 m²	Property tax:	€3.00
Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

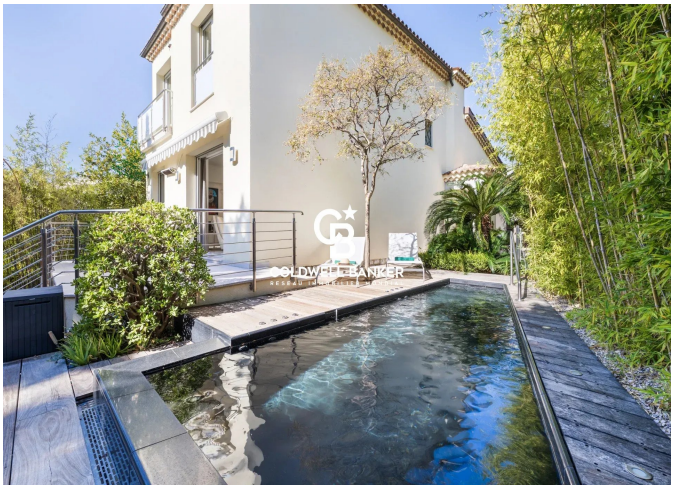
Energy performance diagnosis (EPD): D 194

Greenhouse gas emissions (GHG) index: D 42

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

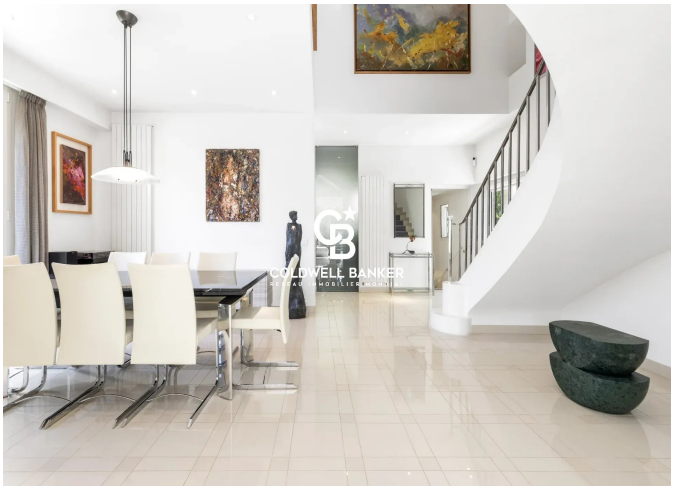
COLDWELL BANKER
EUROPA REALTY













11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr