COLDWELL BANKER
EUROPA REALTY

House Nice 247 m²



SALE PRICE : 6 480 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Modernist Masterpiece Overlooking the Mediterranean

Located in a private and exclusive domain in Cap de Nice, this iconic 247 m² villa embodies the contemporary elegance of the French Riviera.

With its bold design, conceived in the early 1960s by the Niçois architect Honoré Toscan, it stands as a masterpiece of modernist architecture, blending technical innovation with harmony in its natural surroundings.

Supported by slender concrete stilts, the villa's cantilevered structure appears to float above the Mediterranean waters. Expansive glass windows offer spectacular views, immersing you completely in the landscape.

This historic property was renovated in 2024 to meet the highest standards of contemporary luxury.

Noble materials and high-end features combine with a refined design, enhancing every space.

On the first level, a spacious and bright living area welcomes you with an incredible panoramic view of the sea, spanning from Nice to Saint-Jean-Cap-Ferrat. The modern kitchen, both elegant and functional, is perfect for sharing moments with loved ones. A bedroom with an en-suite shower room completes this level, ideal for hosting guests.

The lower level is dedicated to privacy and well-being. Three sumptuous bedrooms, each with its en-suite shower room, offer unparalleled comfort. The 39 m² master suite, with its private terrace, is a true sanctuary overlooking the horizon. A wellness area featuring a gym, sauna, and ample dressing rooms elevates this level further.

Outside, an infinity pool with Indonesian hues merges seamlessly with the endless blue of the sea. The summer kitchen and lounge, located poolside, invite moments of contemplation and relaxation in an authentic and idyllic setting.

Just steps from the Port of Nice, on the legendary Basse Corniche leading to Monaco, this vacation retreat boasts a strategic location. Nice International Airport is only 20 minutes away, providing swift connections for travel.

This villa, a true modernist icon, is much more than a property: it is a lifestyle, blending luxury, comfort, and an intimate connection with the Mediterranean.

Agency fees payable by the seller.
Property tax €2,950

Information on risks this property may face is available at georisques.gouv.fr

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FEATURES

Property type:	House	Area:	247.22 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	4 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): C 163

Greenhouse gas emissions (GHG) index: A 5

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