COLDWELL BANKER
EUROPA REALTY

House Nice 430 m²



SALE PRICE : 5 775 000 €

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EXCLUSIVITY

11 rue Chauvain
France, 06000, Nice

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DESCRIPTION

MONT BORON — NICE — EXCLUSIVE LISTING

A 19th-century Belle Époque residence, set within lush greenery with a swimming pool and commanding views over the Mediterranean.

At the heart of the highly sought-after Mont Boron, in one of the Riviera's most private and prestigious settings, this remarkable Belle Époque residence elegantly embodies the art of living on the Côte d'Azur.

A rare address, set within a preserved and peaceful residential environment, home to some of the finest properties overlooking the Nice coastline. The residence enjoys a beautifully maintained garden planted with fruit trees, set on approximately 1,800 m² of land, just a few steps from the picturesque Port of Nice, lined with pastel-coloured façades and animated by traditional pointus fishing boats.

Steeped in history and part of the architectural heritage of the French Riviera, this property subtly combines the character of its heritage, the refinement of a contemporary renovation and an authentic Mediterranean lifestyle.

With approximately 330 m² of living space, the residence offers generous volumes and magnificent reception rooms filled with natural light. A remarkable glass-roofed structure brings exceptional brightness to the living areas and creates a pleasant sense of openness, while the preserved architectural features harmoniously blend with the contemporary lines of the renovation.

Upstairs, the sleeping quarters comprise four elegant en-suite bedrooms, some of which open onto large balconies offering remarkable views over the Mediterranean. These spaces have been designed to combine privacy, comfort and contemplation.

An elegant guest house of more than 100 m² further enhances this exceptional property. It comprises two bedrooms, three shower rooms, a refined living room and a fully equipped kitchen. Its private outdoor spaces, including a terrace and patio, provide a privileged setting, ideal for welcoming family and guests in complete independence.

Additional spaces in the basement offer numerous possibilities for creating a truly private wellness and relaxation area.

Outside, an elegant pergola with a dedicated barbecue area invites residents to enjoy al fresco lunches and convivial gatherings, while several intimate spaces allow one to fully appreciate the tranquillity surrounding the swimming pool and the charm of the garden.

A private belvedere of approximately 150 m² is one of the most distinctive features of the residence, offering remarkable panoramic views over the coastline, the Mediterranean and Nice's Castle Hill.

Far more than a residence, this discreet property offers the unique atmosphere of a private holiday home, designed for living and entertaining family and guests in complete serenity, with exceptional privacy and sheltered from prying eyes.

Its privileged location provides easy access to Old Nice, the Promenade des Anglais and the coastal beaches, while offering convenient access to the Riviera's main roads. The Basse Corniche provides easy access to Villefranche-sur-Mer and onwards to Monaco, while Nice International Airport can be reached quickly, preserving the rare balance between proximity to the city, accessibility and the tranquillity of a discreet and exclusive address.

Such an extensive plot in the heart of an area as sought-after as Mont Boron gives this residence a particularly rare quality, now exceptional on the Côte d'Azur. It is ideally suited to discerning clients who appreciate architecture, history and addresses that are truly one of a kind.

Features: Large garage, parking spaces with easy access, lift, air conditioning, dressing rooms, laundry room, high-quality materials and fireplace.

Agency fees payable by the seller.

Property tax: €8,350

Information concerning 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:	430.0 m²	Elevator:	Oui
Property tax:	€8.00	Number of rooms:	12 rooms	Number of bedrooms:	6 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 205

Greenhouse gas emissions (GHG) index: D 39

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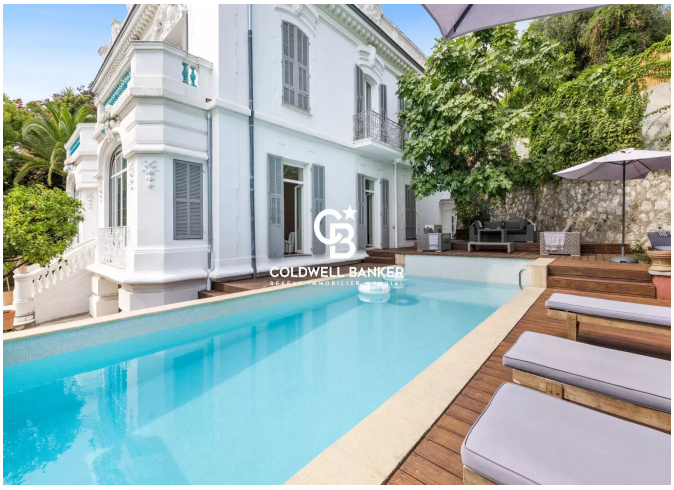



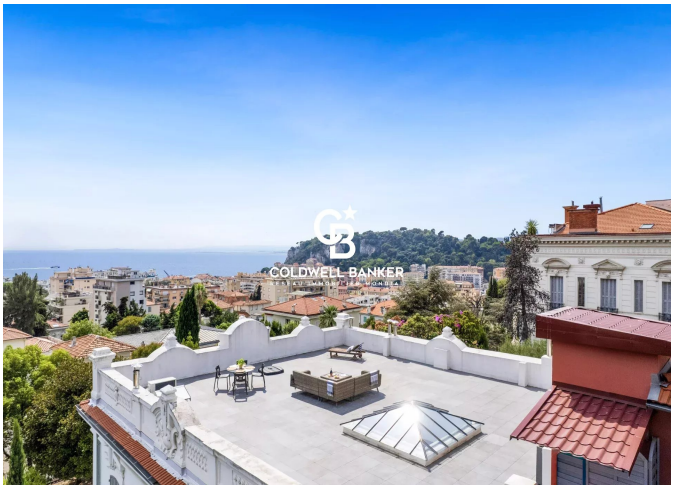



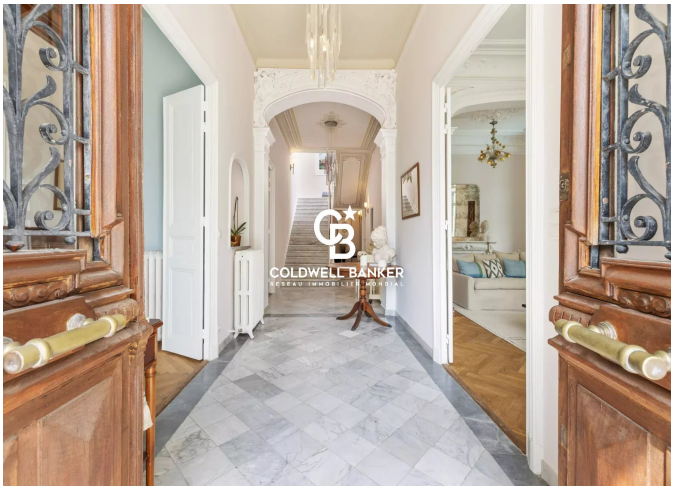



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