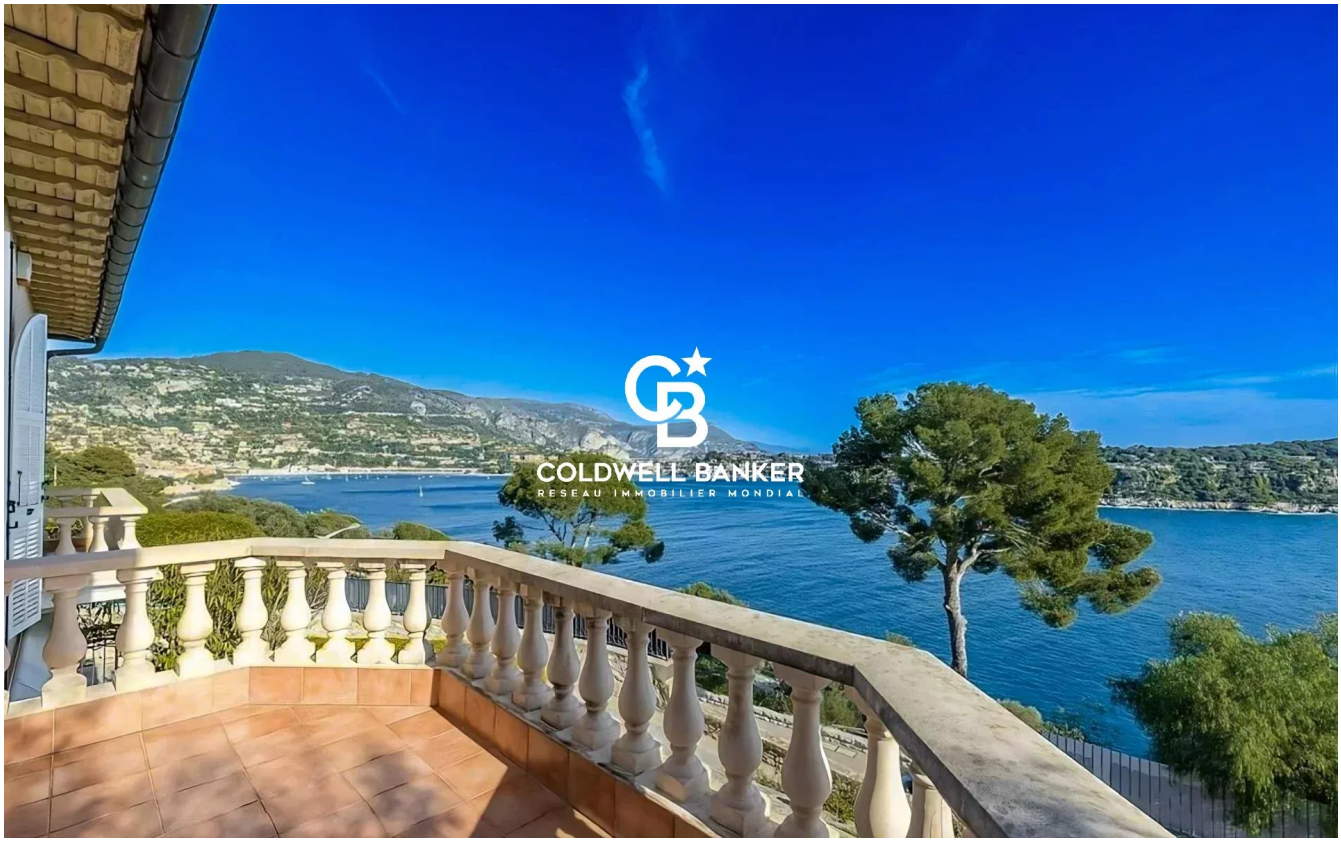
COLDWELL BANKER
EUROPA REALTY

House Nice 203 m²



SALE PRICE : 2 310 000 €

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DESCRIPTION

Sale in Bare Ownership of a Bourgeois Villa with Panoramic Sea View

Ideally located in the highly sought-after lower Mont Boron district, on the lower corniche connecting Nice to Monaco, this magnificent bourgeois villa offers a breathtaking view of the Saint-Jean-Cap-Ferrat peninsula and the Villefranche-sur-Mer bay.

The property is spread over two levels, offering generous volumes and high-quality finishes. Upon entering, a large reception hall with a dressing room invites you to discover a bright double living room with panoramic sea views and a view of the peninsula. The spacious, fully-equipped kitchen has direct access to the terrace, perfect for enjoying outdoor living.

On the first floor, five sumptuous bedrooms, each with its own sea-view terrace, offer an exceptional living environment. One of the rooms features a shower room with a hammam, while another boasts a spacious bathroom, a true relaxation space.

The villa is also complemented by two outbuildings and a garage, providing added comfort. High-quality materials such as marble and mosaics combine elegance and refinement.

The privileged location of this property offers quick access to Nice International Airport while being close to shops and all essential amenities for a convenient lifestyle.

Fees payable by the buyer.
Net seller: €2,200,000
Fees 5%: €110,000
Owner's age 81 years old
Property tax €2,272 per year.

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

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FEATURES

Property type:	House	Area:	203.07 m²	Property tax:	€2.00
Number of rooms:	7 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): D 229

Greenhouse gas emissions (GHG) index: B 7

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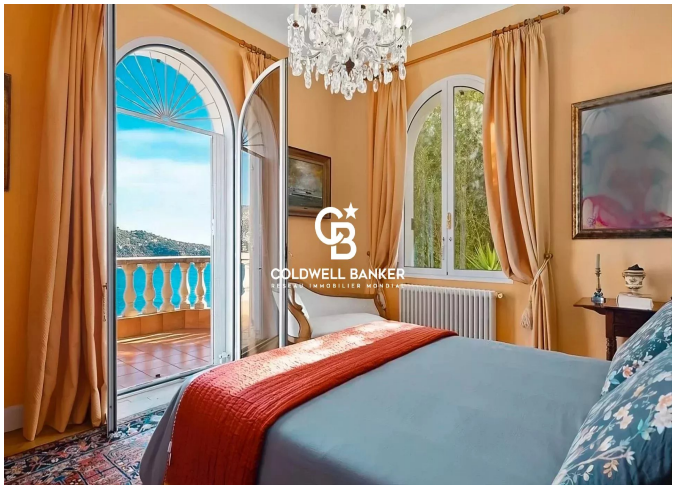









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