COLDWELL BANKER
EUROPA REALTY

House Nice 300 m²



SALE PRICE : 3 190 000 €

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France, 06000, Nice

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standingrealty@coldwellbanker.fr

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DESCRIPTION

Discover this prestigious property on the heights of Mont Boron, located in a private, secure cul-de-sac. Facing south-west, it benefits from optimum sunshine and offers panoramic views over the Baie des Anges and the hills of the Château de Nice

The contemporary-style villa, arranged over four levels, features a sumptuous, light-filled reception room on the top floor, opening onto a terrace with a breathtaking view of the Mediterranean.
On the first floor are the entrance hall and a garage for three vehicles.
On the second floor, the bedroom with terrace overlooks the sea. This floor also includes a kitchen, a shower room with WC and a dressing room.
The second floor / garden level comprises four bedrooms, including a master suite, as well as two bathrooms with WC, a dressing room and a storeroom. All rooms overlook the pool, garden and Bay of Nice.
The third floor, with its vast, bright living space, comprises a large kitchen, toilet, reception room and living room, opening onto a beautiful terrace overlooking the port of Nice.
The villa's exceptional features include an interior elevator serving all floors, an infinity pool, two independent kitchens, a fireplace, a large garage and several outdoor parking spaces.

The property is located in one of the most prestigious neighborhoods of Nice, just a short distance from the port, shops, schools, and public transport. It also offers quick access to the airport in 20 minutes.

Nestled in a calm and private environment, this exceptional property provides a true haven of peace and an ideal living comfort to fully enjoy the sweetness of life on the French Riviera.

Seller’s fees Property tax €5,086.
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:	300.0 m²	Elevator:	Oui
Property tax:	€5.00	Number of rooms:	6 rooms	Number of bedrooms:	5 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 113

Greenhouse gas emissions (GHG) index: A 3

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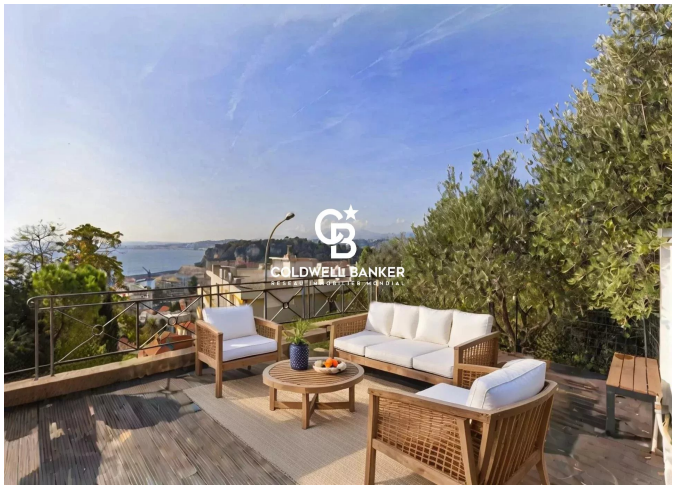







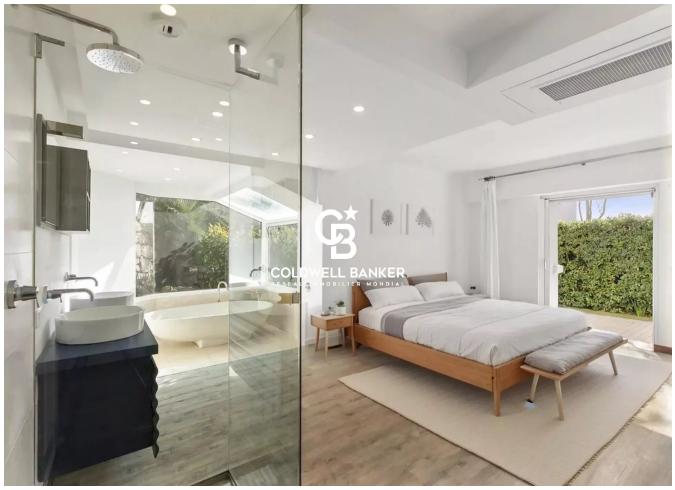

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