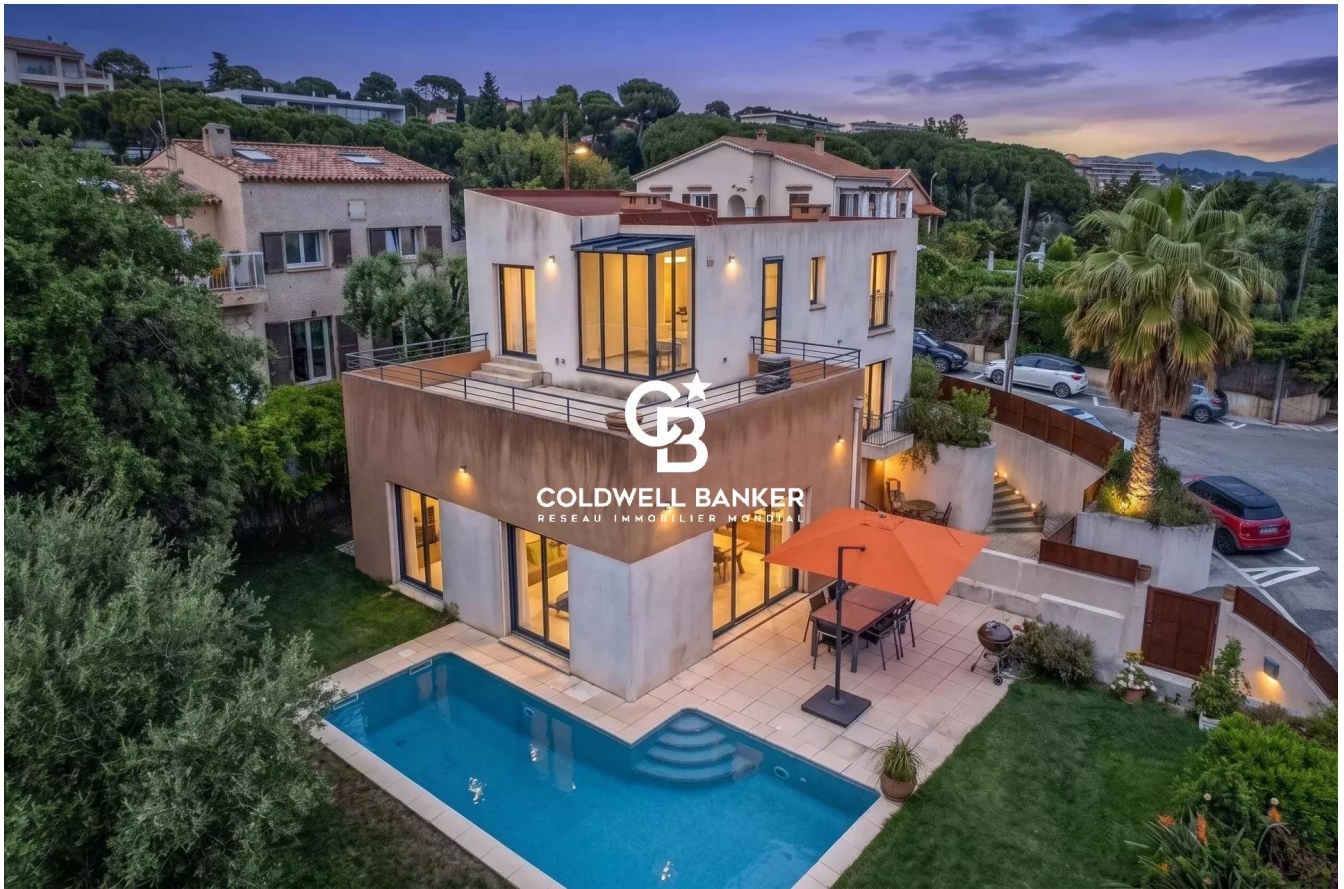


Maison Nice 130 m²



SALE PRICE : 1 470 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

DESCRIPTION

At the heart of a sought-after private gated and secure estate, in a dominant position with sea views, discover this superb contemporary architect-designed villa with swimming pool, presented in excellent condition.

South-facing, the property charms from the entrance with its harmonious volumes and natural light. The spacious living room with open-plan kitchen and dining area opens through large bay windows onto terraces on three sides, extended by a landscaped garden and a corner swimming pool.

The ground floor also features a bedroom with its own balcony, an office, a shower room, and separate guest toilets.

Upstairs, two additional bedrooms, one with access to a vast terrace, enjoy panoramic views over Cap de Nice, Saint-Jean-Cap-Ferrat and the sea. A dressing room and a bathroom with toilet complete the sleeping area.

The basement offers multiple possibilities with a large multi-purpose room (games room, gym, cinema...), a second room suitable for a shower room, a laundry room and a pool technical room.

A beautiful 38 sqm double garage, two private parking spaces, as well as several visitor parking spaces within the estate, complete this property.

The house was built in 2009 with great attention to detail: crawl space, beautiful ceiling heights, remarkable architectural features (staircase, bay windows), and reversible underfloor heating.

A particularly sought-after location, within walking distance to shops, schools, the tramway and less than 10 minutes' walk from the sea. Nice International Airport and the TGV station are only 10 minutes away by car.

Ideal as either a primary or secondary residence, this property offers the possibility of enjoying everything on foot within a secure and privileged environment.

FEATURES

Property type:	Maison	Area:	130.0 m ²	Property tax:	€2.00
Number of rooms:	5 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): B 81

Greenhouse gas emissions (GHG) index: A 2

