

Maison Nice 200 m²



PRIX DE VENTE : 1 790 000 €

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DESCRIPTION

Rare opportunity. Located within a secure private estate in a peaceful setting, this architect-designed villa offers breathtaking panoramic views of the sea and hills, with no overlooking. Built in 2005 in reinforced concrete on a landscaped 1,350 m² plot, it features 203 m² of high-end finishes combining elegance, comfort, and technology.

The bright 72 m² living area includes a lounge with fireplace, home cinema, dining area, and a high-end open-plan kitchen, all opening onto a spacious terrace and a heated infinity pool. A dedicated wellness area with veranda, jacuzzi, sauna, and fitness facilities completes the property.

The ground-floor master suite offers a custom walk-in dressing room, a full bathroom, and direct access to the pool. Upstairs, three en-suite bedrooms with dressing rooms open onto a large panoramic terrace. Closed garage and secure parking for 4 vehicles. Premium features include a heated and covered pool, underfloor heating and cooling, central vacuum system, electric shutters, equipped laundry room, and landscaped garden.

Agency fees borne by the seller

Property tax: €5,694

Information on the risks to which this property is exposed is available on the Géorisques website:
georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	200.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

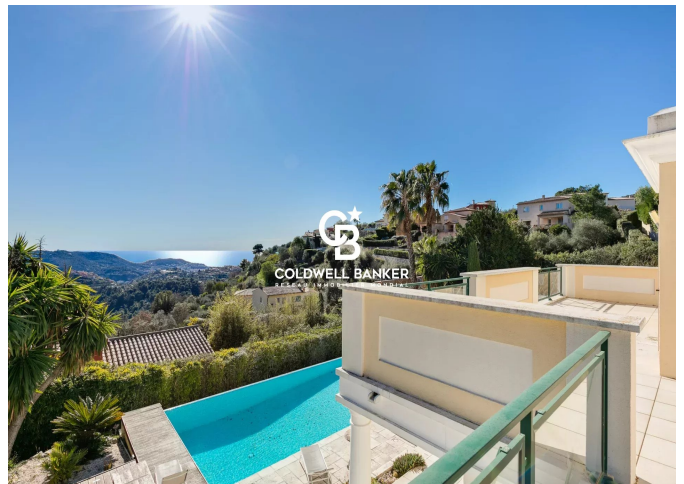
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 139

Indice d'émission de gaz à effet de serre (GES) : A 4



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