

Exceptional Luxury Villa in Nice in the Upscale Cimiez District with Panoramic Sea Views of the Côte d'Azur

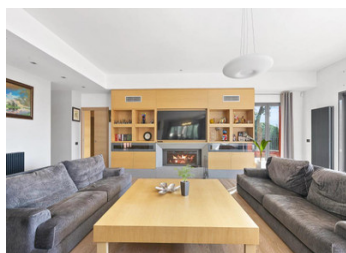


INFORMATION

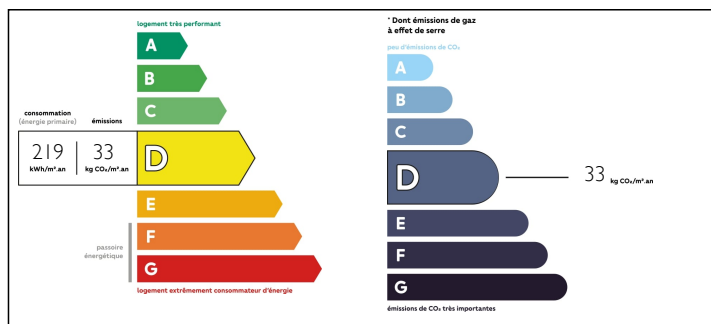
Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	400 m2
Plot Size:	2600 m2

IN BRIEF

Discover this luxurious villa situated in the heights of the prestigious district of Cimiez, Nice. Set within a gated property, this sumptuous residence boasts an enviable sea view, offering an unparalleled living experience in the Côte d'Azur. Nestled on a spacious, 2600 m2 plot, this villa spans 400 m2 and promises an elegant and refined lifestyle. The expansive living room with its fireplace, flooded with natural light, provides an inviting space for relaxation and entertainment. A sophisticated dining room and a modern, fully-equipped kitchen create a perfect setting for memorable family gatherings or soirées with friends. The villa features four bedrooms, including a lavish master suite complete with a private bathroom and dressing room, ensuring privacy and comfort. Additionally, an office space offers versatility, serving as a home office or a potential fifth bedroom. For the convenience of guests or independent living, a generously-sized two-room apartment is available.

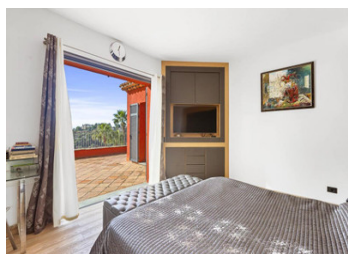


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Discover this luxurious villa situated in the heights of the prestigious district of Cimiez, Nice. Set within a gated property, this sumptuous residence boasts an enviable sea view, offering an unparalleled living experience in the Côte d'Azur.

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The villa features four bedrooms, including a lavish master suite complete with a private bathroom and dressing room, ensuring privacy and comfort. Additionally, an office space offers versatility, serving as a home office or a potential fifth bedroom.

For the convenience of guests or independent living, a generously-sized two-room apartment is available, offering flexibility and additional accommodation options.

The amenities of this property are truly exceptional. A spacious garage and parking for multiple cars ensure practicality and security. Indulge in relaxation with the private sauna, or delight in the children's playground and fruit trees that enhance the villa's natural charm.

This villa epitomizes a life of luxury, comfort, and tranquility, all while being in proximity to the vibrant city life of Nice. All amenities, including prestigious schools, are just a few minutes from the property.

Don't miss this unique opportunity to acquire an exceptional property with breathtaking sea views on the French...

LOCAL TAXES

Taxe foncière: **6000 EUR**

NOTES