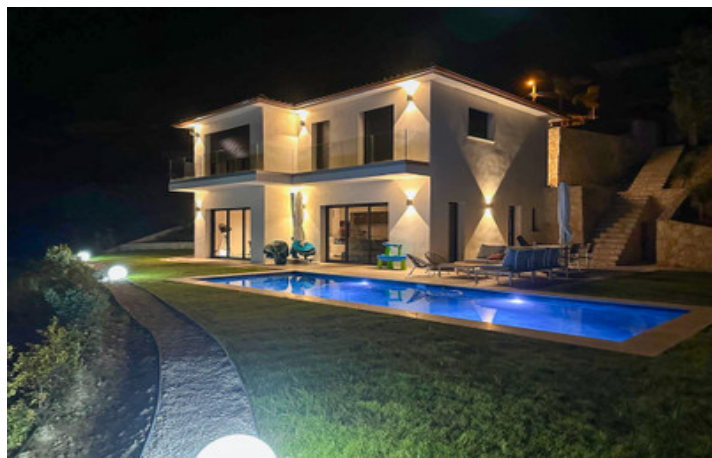


Superb high-end villa surrounded by Mediterranean vegetation, with a swimming pool and panoramic sea view.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	1300 m2

IN BRIEF

This newly built 122 m² contemporary villa, set on a beautifully landscaped 1,300 m² plot, offers high-end finishes, quality materials, and compliance with the latest RE2020 building standards.

The bright and spacious living area features a fully equipped open-plan kitchen with breathtaking views of the sea and the hills of Nice — perfect for entertaining in an elegant and sunny setting.

The villa includes three spacious bedrooms, one of which is a master suite, two modern bathrooms, and three separate toilets. All rooms are fitted with custom-made wardrobes.

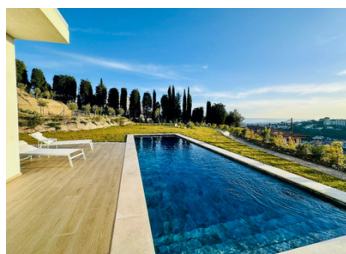
The outdoors invites relaxation with a private pool set in a Mediterranean garden, bathed in sunlight throughout the day thanks to its south-west orientation.

Features:

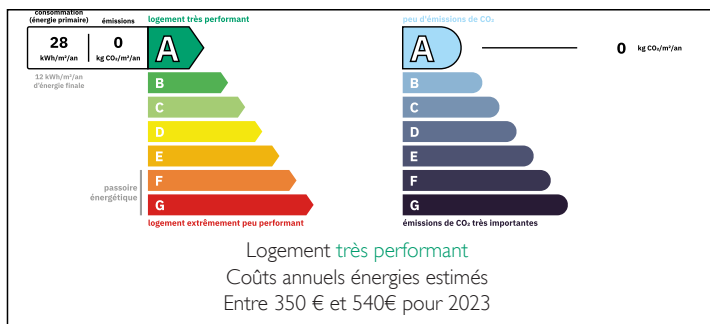
Double closed garage

Main gate with intercom and security camera

Smart home system



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

This contemporary 122 m² villa, nestled on a generous 1,300 m² plot, offers the ideal living environment for families seeking peace, comfort, and modern luxury. It stands out for its high-end features and quality materials, compliant with the latest RE2020 construction standards.

The property consists of four main rooms, including two spacious bedrooms and a master suite. It features two modern bathrooms and three separate toilets, ensuring a functional layout for all occupants. Every room is equipped with custom-made built-in wardrobes.

The open-plan kitchen, fully equipped, seamlessly connects with the living area and offers stunning views of the sea and the surrounding hills of Nice—bringing a unique atmosphere to the living space.

NOTES

Ground floor

Living room and kitchen – 53.79 m²

Pantry – 5.5 m²

Toilet – 1.14 m²

Cloakroom – 3.14 m²

First floor

Bedroom 1 – 18.6 m²

Bedroom 2 – 12.96 m²

Bedroom 3 – 12.99 m²

Bathroom + WC – 3.75 m²

Shower room + WC – 4.62 m²

Hallway – 6.21 m²