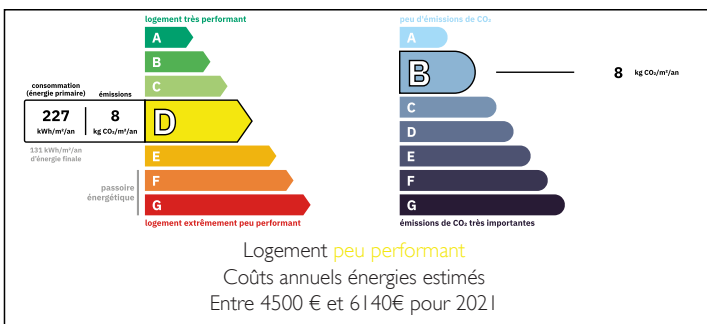


Architect-Designed Villa near Nice with Saltwater Pool



ENERGY - DPE



INFORMATION

Town:	La Gaude
Department:	Alpes-Maritimes
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	1780 m2

IN BRIEF

Located in the Domaine de l'Etoile, this exceptional 235 m² home features 5 bedrooms, a cathedral-style living room with a wood fireplace, exposed wooden beams, and sun-drenched interiors with southwest-facing orientation. The fully equipped, modern kitchen has a large central island and spacious dining area.

Step outside to discover a magnificent saltwater pool surrounded by 200m² of terrace and pool deck, complete with an outdoor BBQ.

The property's 1,780 m² grounds ensure complete privacy with no vis-à-vis. Sold fully furnished with contemporary, high-quality pieces, this villa offers turnkey luxury and absolute privacy.

Additional Features:

- I enclosed garage
- I storage seller

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.



LOCAL TAXES

Taxe foncière: 3002 EUR

NOTES

DESCRIPTION

This exceptional 5-bedroom villa combines peaceful hillside living with convenient access to the French Riviera's finest attractions. Located in the Domaine de l'Etoile, the property offers a serene lifestyle while remaining just 15 minutes from the sea and 20 minutes from Nice International Airport.

La Gaude, positioned in the scenic hills north of Saint Laurent-du-Var, is a charming Provençal village with authentic character and modern conveniences. The area is renowned for its elevated position offering spectacular panoramic views, mild weather, and exceptional quality of life.

The property's proximity to Nice Airport (just 9.5km) makes international travel extremely convenient, while the famous Promenade des Anglais and Nice's Old Town are accessible within a short drive. This represents a rare opportunity to enjoy hillside tranquility while maintaining the convenience of coastal living on the French Riviera.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>