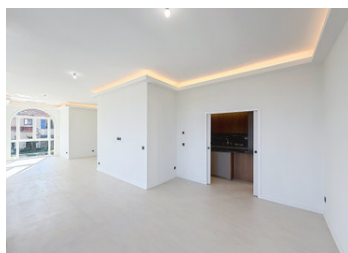
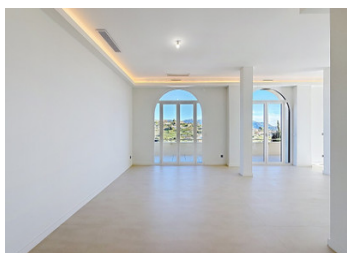


2 renovated houses 225m and 70m on landscaped plot 1200m . 9 rooms, parking, 2 cellars, heated swimming pool



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Nice            |
| Department: | Alpes-Maritimes |
| Bed:        | 6               |
| Bath:       | 5               |
| Floor:      | 295 m2          |
| Plot Size:  | 12000 m2        |



## IN BRIEF

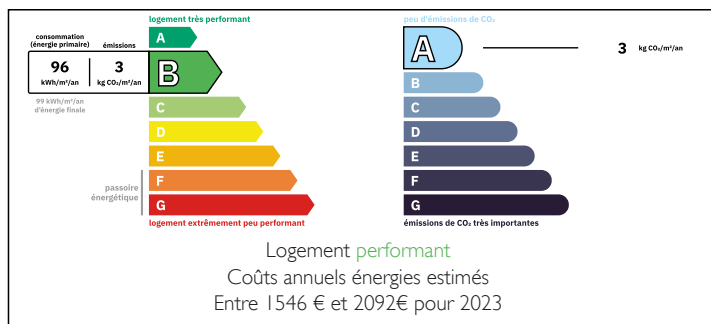
NICE WEST – Saint-Antoine District

Two renovated houses with panoramic sea views, swimming pool, and outbuildings

Nestled in a peaceful, green setting in the highly sought-after Saint-Antoine district, very close to the Archet Hospital, this exceptional property combines charm, contemporary comfort, and panoramic sea views.

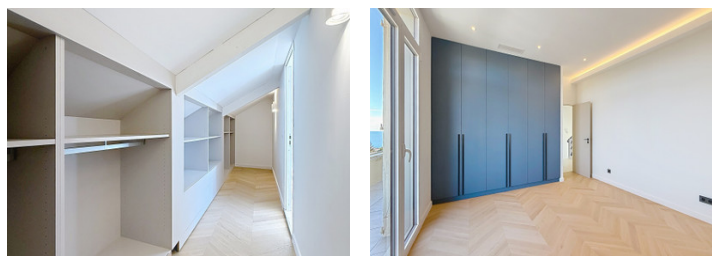
Set on a landscaped plot of 1,200 m<sup>2</sup>, the property comprises two independent houses, fully renovated with high-end finishes, along with outbuildings and annexes.

## 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

The main house – 225 m<sup>2</sup> facing due south

A true manor house, it impresses with its generous proportions and refined atmosphere.

- Ground floor with 3.20m ceiling height: a beautiful entrance hall leads to a spacious, light-filled living room opening onto a terrace, and a separate, fully equipped kitchen.
- First floor: A master suite with a terrace overlooking the sea, two elegant en suite bedrooms, each with a terrace and unobstructed views.
- Second floor: a superb master suite occupies the entire level, boasting a large 40m<sup>2</sup> terrace with breathtaking sea views.

The secondary house – 70 m<sup>2</sup>

Also completely renovated, it offers numerous possibilities: guest house, home office, or rental income.

- Ground floor: entrance hall, bright living room, and an additional room.
- Upstairs: two bedrooms and a shower room

### Outdoors

The beautifully landscaped garden features a heated, sun-drenched swimming pool, perfect for relaxation. A private parking area easily accommodates several vehicles.

Outbuildings and annexes complete this property: storage space, a workshop, or a laundry room, depending on your needs.

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

## NOTES