

Penthouse 125m , terrace 99m . 4 room, 2 beds, 2 baths, 2 wc's, cellar and outside parking spot.



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	125 m2
Outside Space:	99 m2



## IN BRIEF

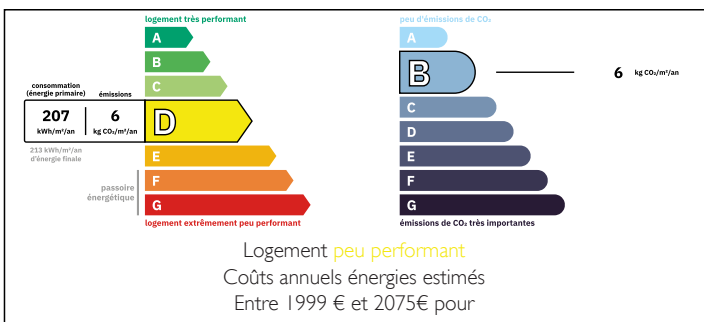
Exceptional Penthouse at the Col de Villefranche-sur-Mer, Nice side - French Riviera.

A rare and exclusive opportunity. Nestled in the prestigious Col de Villefranche, on the Nice side, in the early 19th-century Villa Rochebelle, this sumptuous duplex penthouse is a true "eagle's nest," offering breathtaking panoramic views of the Mediterranean and the surrounding area.

A spacious cellar and a parking space complete this exceptional property.

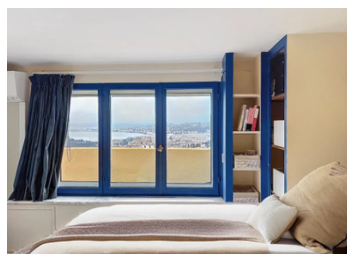
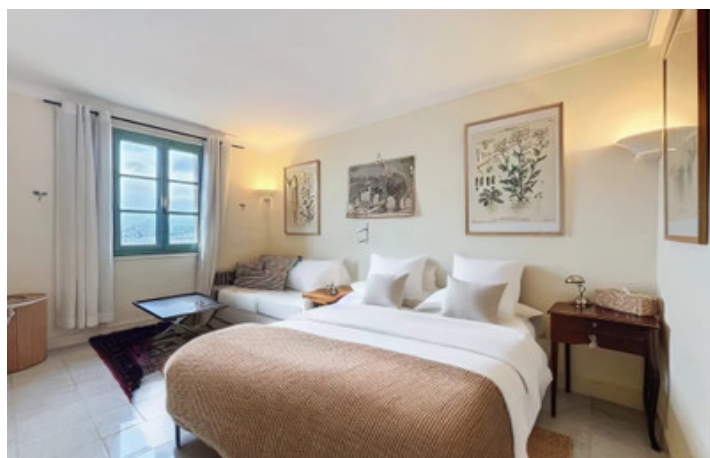
This penthouse is located in an intimate condominium of only 5 apartments, guaranteeing tranquility and exclusivity. This unique and historic property is a rare gem for lovers of the Mediterranean lifestyle or those seeking an exceptional residence. Shops and buses are nearby.

## 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

Four-room apartment spread over two levels, combining authentic charm and modern amenities. - First level - A comfortable bedroom. - A shower room. - A double living room bathed in light thanks to its eight large windows, with a period fireplace. - A separate and functional kitchen.

Second level - A bedroom with an en-suite shower room, opening onto a private 99m<sup>2</sup> terrace, enhanced by a bioclimatic pergola.

Additional features - Exceptional 360-degree views encompassing the sea, hills, and azure sky.

Access to a private 260m<sup>2</sup> garden, a true haven of peace. -

Extension: Possibility of creating a third bedroom.

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

## LOCAL TAXES

**Taxe foncière: 2200 EUR**

## NOTES