LEGGETT
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Ref: A45301BGL06 Price: 740 000 EUR

agency fees to be paid by the seller

## Recent House with Pool – Saint-Pierre de Féric / Costières















# INFORMATION

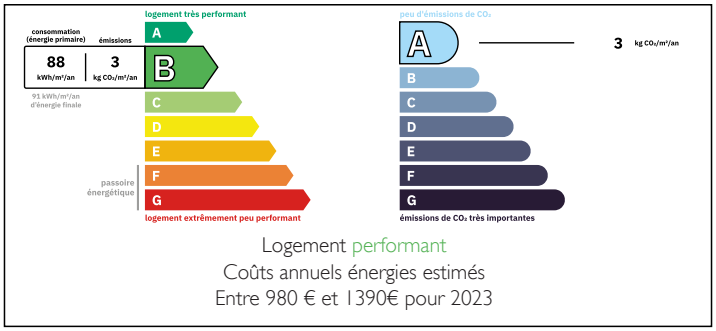
| | |
|---|---|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 90 m2 |
| Plot Size: | 1188 m2 |

# IN BRIEF

Set in a peaceful and highly sought-after residential environment, this attractive contemporary home offers approximately 90 sqm of living space on a generous 1,188 sqm plot.

The property features 4 rooms, including 3 bedrooms, with bright and comfortable interiors designed for modern family living.

# ENERGY - DPE




Logement performant
Coûts annuels énergies estimés
Entre 980 € et 1390€ pour 2023

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.

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## LOCAL TAXES

**Taxe foncière:** **2000 EUR**

## NOTES

## DESCRIPTION

Outside, the beautifully landscaped grounds are complemented by a swimming pool and enjoy lovely open views over the surrounding hills and greenery, creating a wonderful sense of space and privacy

Ideally located in the desirable Saint-Pierre de Féric / Costières area, the home enjoys immediate access to public transport, with bus services just moments away, offering easy connections to Nice city centre, the beaches, and the Mediterranean Sea.

Combining tranquility, open views, outdoor living, and excellent accessibility, this charming property offers a privileged lifestyle in one of Nice's most desirable residential districts. Whether as a primary residence or a holiday home, it represents a rare opportunity on the French Riviera.The true highlight of this property lies in its exceptional outdoor living spaces, designed for relaxation and entertaining.

More than 180 sqm of terraces extend seamlessly from the house to a beautiful heated swimming pool featuring an automatic pH regulation system, surrounded by an elegant teak sun deck. Perfect for enjoying the Mediterranean lifestyle, the outdoor areas also include a traditional pétanque court, a fully equipped summer kitchen ideal for al fresco dining and barbecues, and practical garden sheds providing additional storage
.Sleeping accommodation and features: the garden level hosts three comfortable bedrooms, each with built-in storage, a contemporary shower room, and a separate guest toilet.

The property is presented in immaculate condition throughout, with no renovation work required. Carefully maintained and ready to move into, it offers a turnkey opportunity for those seeking a stylish family home in a...