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## Villa With A View - Nice

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



**€3,900,000**

inc. of agency fees

4 Beds

400 sqm

0.26 ha

Superb Prestigious Villa with Panoramic Sea and Hill Views. Welcome to this sumptuous villa located in a secure estate in Nice, just 10 minutes from the famous Promenade des Anglais. Nestled on a 2600...

### At a Glance

<b>Reference</b>	MFH-PROHWNC84186181
<b>Bed</b>	4
<b>Land</b>	0.26 ha

<b>Near to</b>	Nice
<b>Pool</b>	Yes

<b>Price</b>	€3,900,000
<b>Hab.Space</b>	400 sqm
<b>Land Tax</b>	N/A

### Property Description

Superb Prestigious Villa with Panoramic Sea and Hill Views.

Welcome to this sumptuous villa located in a secure estate in Nice, just 10 minutes from the famous Promenade des Anglais. Nestled on a 2600 m2 plot, this property offers breathtaking views of the Mediterranean Sea and the surrounding hills, providing an exceptional living environment.

The villa, with a surface area of approximately 400 m<sup>2</sup>, comprises a spacious living room bathed in natural light, an elegant dining room, and a modern equipped kitchen, offering a friendly space for family moments or gatherings with friends.

The property features four bedrooms, including a master suite with its own private bathroom and dressing room, offering intimacy and comfort. Additionally, an office is also available, providing an ideal space for home office or it can be the fifth bedroom.

To accommodate your guests or for independent use, a large two-room apartment is available, offering flexibility and the possibility of additional accommodation.

The amenities of this villa don't stop there. A spacious garage as well as parking for several cars are at your disposal, ensuring practicality and security. Moreover, a sauna invites you to relaxation and well-being, while the children's playground and fruit trees add a touch of enjoyment and nature to this exceptional environment.

This villa offers a privileged living environment, combining luxury, comfort, and tranquility, while being close to the amenities and attractions of the beautiful city of Nice. Don't miss this unique opportunity to acquire an exceptional property on the French Riviera.

Summary

Property type:	House
Bedrooms:	4
Price	€3,900,000

Key Information

Internal Area:	400 sqm
Land Area:	0.26 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

Location: Provence-Alpes-Cote-d'Azur



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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