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## Luxury House for sale in Nice

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



**€4,900,000**

inc. of agency fees

5 Beds   5 Baths   250 sqm   0.18 ha

Delightful villa with flat garden of 1750 sqm and spectacular views over the Bay of Villefranche and Cap Ferrat. Located in a quiet area of Mont Boron with heated pool of 9x5m and parkings pour 5 voitures,...

### At a Glance

**Reference** MFH-PROKHR2146

**Bed** 5

**Land** 0.18 ha

**Near to** Nice

**Bath** 5

**Pool** No

**Price** €4,900,000

**Hab.Space** 250 sqm

**Land Tax** N/A

### Property Description

Delightful villa with flat garden of 1750 sqm and spectacular views over the Bay of Villefranche and Cap Ferrat. Located in a quiet area of Mont Boron with heated pool of 9x5m and parkings pour 5 voitures, walking distance in minutes to the Parc of Mont Boron and few minutes drive to the beach.

Upper level : hall, living room with access to the terrasse, 2 bedrooms with en suite bathrooms. Ground level: living and dining room with panoramic sea view and access to the pool, kitchen, guest toilet, 1 bedroom with

bathroom. Lift.

Guest house is composed of two independent apartments. Air conditioning. Laundry room.

The new project provides for an additional 60sqm of living space for a total of 323sqm excluding annexes.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€4,900,000

Key Information

Internal Area:	250 sqm
Land Area:	0.18 ha

Location: Provence-Alpes-Cote-d'Azur



## Gallery







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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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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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