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## Luxury House for sale in Nice

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



**€8,700,000**

inc. of agency fees

4 Beds   4 Baths   247 sqm   0.06 ha

Exceptional contemporary waterfront villa, recently renovated and located in a private estate with direct access to the seafront....

### At a Glance

**Reference** MFH-PROKHR2884

**Near to** Nice

**Price** €8,700,000

**Bed** 4

**Bath** 4

**Hab.Space** 247 sqm

**Land** 0.06 ha

**Pool** No

**Land Tax** N/A

### Property Description

Exceptional contemporary waterfront villa, recently renovated and located in a private estate with direct access to the seafront. This stunning property boasts breathtaking panoramic views stretching along the coastline to Cap Ferrat.

Spread over two levels, the villa features on the upper floor a grand entrance, a spacious living and dining area with open-plan kitchen, guest toilet, a bedroom with built-in wardrobes and en-suite bathroom, as well as a fitness room and sauna.

The lower level comprises three bedrooms, including a luxurious master suite with open bathroom and access to a private balcony overlooking the sea. Two additional bedrooms each with en-suite bathrooms and built-in wardrobes, along with a dressing room and laundry room, complete this floor.

At sea level, a spectacular infinity pool just steps from the water is surrounded by expansive terraces and a fully equipped summer kitchen – the perfect setting for relaxation and entertaining.

A direct path along the coastline allows you to walk to both Nice and Villefranche by the sea.

Parking for three vehicles.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€8,700,000

### Key Information

Internal Area:	247 sqm
Land Area:	0.06 ha

**Location: Provence-Alpes-Cote-d'Azur**



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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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