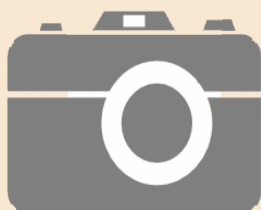


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## Luxury House for sale in Nice

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



€7,930,000

inc. of agency fees

4 Beds   4 Baths   300 sqm   0.16 ha

Located in a sought-after residential area just 5 minutes from Villefranche-sur-Mer, this modern villa enjoys a peaceful and...

### At a Glance

**Reference** MFH-PROKHR2084

**Near to** Nice

**Price** €7,930,000

**Bed** 4

**Bath** 4

**Hab.Space** 300 sqm

**Land** 0.16 ha

**Pool** No

**Land Tax** N/A

### Property Description

Located in a sought-after residential area just 5 minutes from Villefranche-sur-Mer, this modern villa enjoys a peaceful and privileged setting with breathtaking views over the sea and Cap Ferrat.

With its sleek design, the property combines elegance and comfort, featuring high-end materials such as Carrara marble and Lualdi doors. Bathed in natural light through expansive floor-to-ceiling windows, the villa offers a refined and welcoming ambiance.

Spread over two levels, it includes a spacious double living room facing the sea, an independent designer kitchen by Gaggenau with dining area, and three bedrooms, including a stunning master suite with a Poliform walk-in closet and en-suite bathroom, all opening onto a loggia.

A separate guest house with direct access to the pool offers a living room with kitchen, one bedroom, a built-in wardrobe, and a bathroom with toilet.

Luxury amenities also include a wellness area with hammam, sauna, and shower, a laundry room, wine cellar, large garage, landscaped garden, a 15-meter heated pool, and an elegant pool house. At the back of the garden, a beautiful area with fruit trees: apricots, cherries, almonds, lemon, plum, and figs. The entire property is under 24/7 video surveillance.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€7,930,000

### Key Information

Year Built:	2019
Internal Area:	300 sqm
Land Area:	0.16 ha

**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).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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