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## 5 bedroom New Build in Alpes-Maritimes

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



**€6,000,000**

inc. of agency fees

5 Beds

418 sqm

An Exceptional Living Environment  
On The Hills Of Nice Discover The  
New Villas Of Nice-colline, An  
Exclusive Set Of Four  
Exceptional...

### At a Glance

**Reference** MFH-  
PROAN3061885

**Bed** 5

**Near to** Nice collines

**Pool** No

**Price** €6,000,000

**Hab.Space** 418 sqm

**Land Tax** N/A

### Property Description

## AN EXCEPTIONAL LIVING ENVIRONMENT ON THE HILLS OF NICE

Discover the new Villas of Nice-Colline, an exclusive set of four exceptional villas offering a breathtaking panoramic view of the Mediterranean Sea. Located in the prestigious district of Gairaut, these villas embody elegance and luxury on the heights of Nice, just a few minutes from the amenities and excitement of the city center. The Gairaut district, known for its charm and tranquility, offers a rare and sought-after residential environment, combining a natural setting and accessibility to the main attractions of the Côte d'Azur.

## CONTEMPORARY ARCHITECTURE IN THE HEART OF A UNIQUE LANDSCAPE

The new Villas of Gairaut are distinguished by their contemporary architecture with clean lines, designed to blend harmoniously into the green landscape of the hills of Nice. Each villa has 6 spacious rooms and a generous living area, varying between 290 and 418 m<sup>2</sup>, to offer optimal comfort and a prestigious lifestyle. The large bay windows allow you to enjoy exceptional natural light and admire the spectacular view of the sea and the surrounding hills, thus offering an incomparable living environment.

## OUTDOOR SPACES DESIGNED FOR RELAXATION AND SERENITY

Each villa in the Villas neuves de Nice-Colline program has a private garden, carefully designed by a landscape architect to offer a true haven of peace. The gardens are completed by an elegant swimming pool, inviting moments of relaxation in complete privacy, facing the Mediterranean. The Villas neuves de Gairaut have been designed to maximize the connection between interior and exterior, allowing residents to take full advantage of the sunny climate of the Côte d'Azur and the exceptional natural environment.

## AN IDEAL LOCATION IN THE PRESTIGIOUS GAIRAUT NEIGHBORHOOD

Located in one of the most sought-after neighborhoods in Nice, the new Villas of Nice-Colline offer easy access to amenities, while remaining in a peaceful and secluded setting. Gairaut, with its breathtaking views and exclusive residential atmosphere, is the perfect place for those looking for a luxurious living environment, away from the hustle and bustle of the city, but

close to essential services. These new Villas of Gairaut represent a unique opportunity to live in an exceptional residence, in the heart of a neighborhood where calm and prestige are perfectly combined.

Treat yourself to the privilege of living in one of the most sought-after locations in Nice, where each villa is designed to meet the expectations of the most demanding, combining space, comfort and refinement in a spectacular natural setting.

### New construction advantages

All new maintenance-free constructions come with a ten-year warranty, flexible payment terms, guaranteed delivery, an energy-efficient construction RT2020, capital gain after delivery, and optional layout and finishing adjustments when you reserve on time.

A French notary supervises the purchase, and you have our guidance until delivery. We present different sizes to each new construction project to give you an idea of the price range. Contact us to get the project brochure and to learn about the latest availability!

## Summary

Property type:	Modern Villa
Bedrooms:	5
Price	€6,000,000

## Key Information

Internal Area:	418 sqm
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**Location: Provence-Alpes-Cote-d'Azur**



## Gallery



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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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