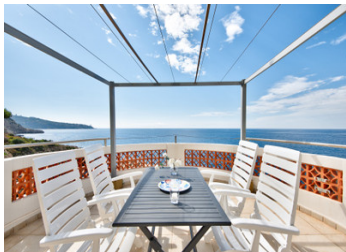


Cap de Nice – Breathtaking Seafront Property with Terrace & Views



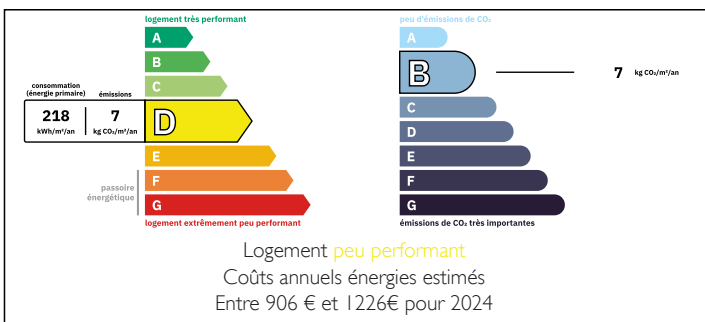
INFORMATION

| | |
|-------------|-----------------|
| Town: | Nice |
| Department: | Alpes-Maritimes |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 65.21 m2 |
| Plot Size: | 45 m2 |

IN BRIEF

Discover this rare seafront property in Cap de Nice, offering direct access to the sea and breathtaking panoramic views of Cap Ferrat. Set in a peaceful location close to shops and bus routes, this charming villa is perfect as a holiday retreat. The property features a bright living room with a fully equipped kitchen and a balcony overlooking the sea, a stylish shower room with WC and dressing, and a spacious 24 m² bedroom with en-suite bathroom on the lower level. The highlight is the top floor: a veranda opening onto a stunning 33 m² sea-facing terrace, ideal for relaxing or entertaining. The southeast exposure ensures natural light throughout the day. Air conditioning, double glazing, and an alarm system add comfort and security. A 14 m² cellar completes the package. A true gem on the French Riviera —...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 809 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Overview

Situated in one of the most prestigious and picturesque locations on the French Riviera, this rare waterfront villa in Cap de Nice offers an unparalleled coastal living experience. With direct access to the sea, a panoramic view of Cap Ferrat, and sun-soaked outdoor spaces, the property is a dream come true for those seeking a luxurious pied-à-terre or a peaceful seaside retreat.

Tastefully renovated and full of charm, the villa is spread across three levels, boasting a south-east exposure that ensures natural light from morning until late afternoon. From the moment you step inside, you are greeted by postcard-worthy views of the Mediterranean and the tranquility of a private seafront setting — just minutes from local shops, restaurants, and bus routes.

Whether you're lounging on your private 33 m² terrace, enjoying breakfast in the bright veranda, or listening to the waves from the comfort of your living room, this home brings the Côte d'Azur lifestyle to life.

The Layout

The villa comprises approximately 70 m² of interior living space and is intelligently arranged to optimize light, privacy, and sea views on every level.

First floor (main living level):

A luminous living room with open-plan, fully equipped kitchen, offering panoramic views of the sea.

Balcony (approx. 12 m²) ideal for al fresco moments with a direct sea view.

A modern shower room with WC, and a dedicated dressing area.

Ground floor: