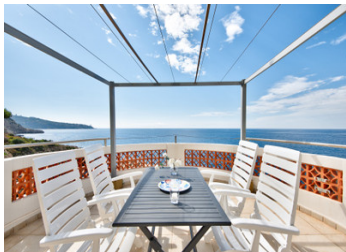


## Unique Lighthouse-Shaped Seafront Property w/ Terrace & Panoramic Sea View in Nice, Direct Access to the Sea



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	1
Bath:	2
Floor:	65.21 m2
Plot Size:	45 m2

## IN BRIEF

Ever dreamed of living in a lighthouse by the sea? This rare seafront home in Cap de Nice comes close — with its unique architecture reminiscent of a small lighthouse and direct private access to the Mediterranean.

Spread over three levels, the ground level accommodates a spacious 24 m<sup>2</sup> bedroom with en-suite bathroom.

The first floor offers a bright living room with a fully equipped kitchen and balcony over the waves, a stylish shower room with WC and a dressing.

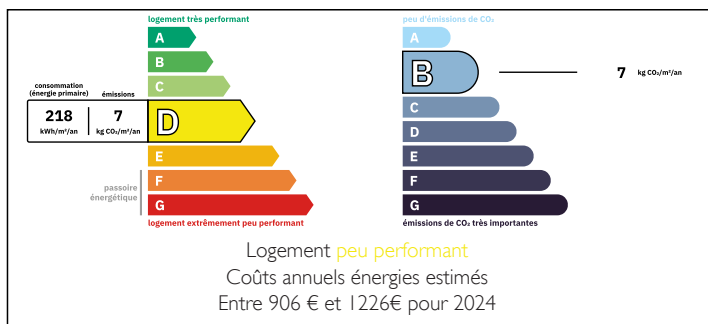
The top floor is pure magic: a panoramic veranda opening onto a spectacular 33 m<sup>2</sup> terrace, southeast-facing for all-day sun — the ultimate spot to relax or entertain.

Air conditioning, double glazing, and an alarm system

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.

## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière: 809 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### OVERVIEW:

In one of the most prestigious and picturesque settings on the French Riviera, this rare seafront villa in Cap de Nice offers a living experience unlike any other. With its distinctive architecture reminiscent of a small lighthouse, direct private access to the sea, and breathtaking panoramic views over Cap Ferrat and the Mediterranean, it is an invitation to embrace the Côte d'Azur lifestyle in its purest form.

Tastefully renovated with attention to detail, the villa spans three levels and enjoys a south-east exposure, bathing its interiors in natural light from sunrise to late afternoon. The moment you enter, the horizon stretches out before you in a postcard-perfect panorama, while the sound of the waves and the privileged waterfront location create a haven of peace — just minutes from local shops, restaurants, and transport links.

Whether enjoying breakfast in the luminous veranda, relaxing on your spectacular sea-facing terraces, or unwinding in the living room with the water almost at your feet, this property offers the rare sensation of living in your very own lighthouse.

### LAYOUT:

With around 65 m<sup>2</sup> of interior living space, the villa has been cleverly designed to maximise light, privacy, and the ever-present sea views on every level.

Ground floor – A spacious 24 m<sup>2</sup> master bedroom enjoys its own en-suite bathroom with WC. This tranquil retreat, cool in summer and cosy in winter, offers privacy and comfort, whether for owners or guests.

First floor (main living level) – A bright and airy living room with a...