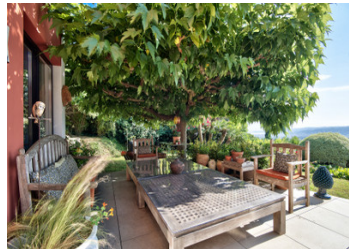
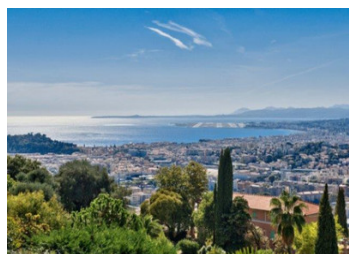


Charming Neo-Provençal Villa with Sea View, Pool & Landscaped Garden



INFORMATION

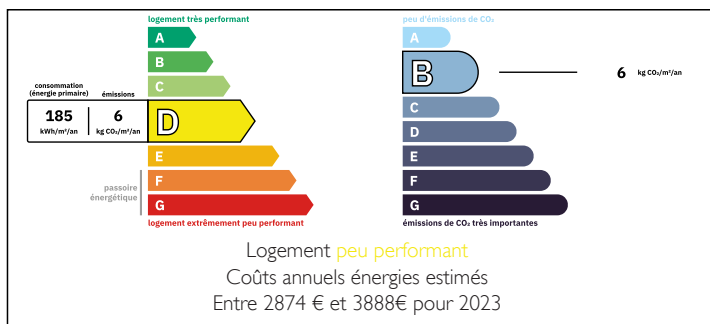
Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	3000 m2



IN BRIEF

Nestled in the sought-after Parc du Vinaigrier in Nice, this charming 6-room villa offers a unique blend of comfort, space, and breathtaking views. Set within a secure and peaceful residential area, the property boasts a beautifully landscaped 3,000 m² garden with a swimming pool, multiple terraces, and panoramic views of the sea and city. The bright living spaces open onto the garden and terraces, creating a perfect indoor-outdoor lifestyle. The villa features a spacious master suite with sea view, dressing room, and private bathroom, as well as additional bedrooms, an office, and a modern fully equipped kitchen. With generous volumes, quality finishes, and excellent exposure, this property is ideal for families seeking privacy and tranquility, just 10 minutes from Nice Port and all amenities.

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.



DESCRIPTION

Overview

Located in the heart of the prestigious Parc du Vinaigrier in Nice, this elegant 6-room villa presents a rare opportunity to acquire a spacious family home in an exceptional natural setting. Nestled within a private and secure residential estate, the property perfectly combines the charm of Mediterranean architecture with modern comfort, generous living spaces, and breathtaking panoramic views of the sea and the city of Nice. The beautifully landscaped 3,000 m² garden with swimming pool and multiple terraces creates a peaceful, green haven, just 10 minutes from the Port of Nice and city centre.

With its ideal exposure, bright interiors, quality finishes, and functional layout, this villa is a perfect choice for those seeking space, privacy, and a privileged lifestyle on the French Riviera.

Layout

The property is spread over two main levels, offering approximately 205 m² of living space:

Ground Floor (Garden Level):

A spacious double living and dining area, opening onto a large terrace and the garden, with stunning sea and city views

A modern, fully equipped open-plan kitchen with direct access to the terrace and outdoor dining area

An independent bedroom with its own private bathroom and toilet, ideal for guests

A separate guest toilet

Access to the landscaped garden and swimming pool area

First Floor:

A beautiful master suite with sea view, private

LOCAL TAXES

Taxe foncière: 4017 EUR

Taxe habitation: EUR

NOTES