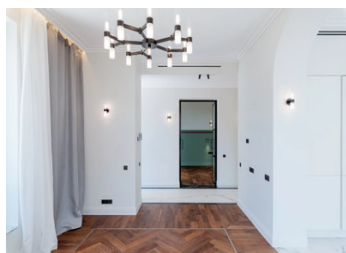
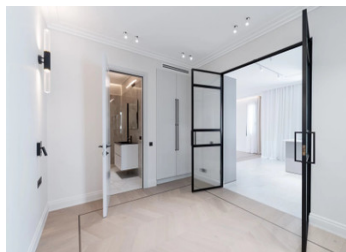


## Exclusive Renovated Villa with Panoramic Sea View – Promenade des Anglais



## INFORMATION

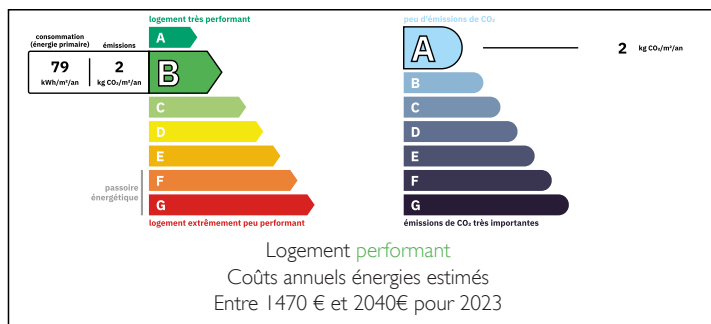
Town:	Nice
Department:	Alpes-Maritimes
Bed:	6
Bath:	5
Floor:	238 m2
Plot Size:	0 m2



## IN BRIEF

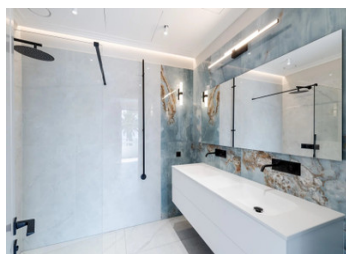
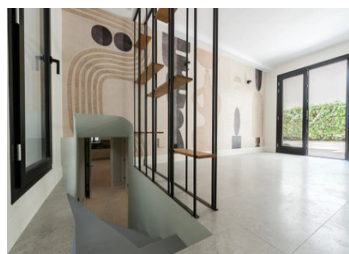
Ideally located on the prestigious Promenade des Anglais, this exceptional 9-room villa offers breathtaking panoramic sea views and direct access to the famous seafront. Recently renovated with high-end materials, the property perfectly combines elegance, comfort, and functionality. With generous volumes and bright interiors, this villa offers six bedrooms, spacious living areas, and a fully equipped modern kitchen. Its prime location allows you to enjoy the beach, shops, restaurants, and Nice city centre within walking distance. Whether for a large family or a professional project, this unique property is a rare opportunity in one of Nice's most iconic locations.

## 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

Ideally located on the world-famous Promenade des Anglais in Nice, this exclusive villa presents a rare opportunity to acquire a prestigious property by the sea. Offering approximately 238 m<sup>2</sup> of fully renovated living space, this 9-room villa combines the charm of a historic address with modern comfort and high-end finishes. The villa enjoys panoramic, unobstructed sea views from all main living areas, creating an exceptional living environment just a few steps from the beach, shops, restaurants, and the vibrant city centre of Nice.

Whether you are looking for a luxurious family residence or an exceptional property to develop a professional project — such as a guest house, liberal profession, or offices — this unique villa offers remarkable flexibility and immense potential in one of the most sought-after locations on the French Riviera.

### Layout

The villa is set over multiple levels and offers generous living volumes:

#### Ground Floor:

Bright, spacious living and dining area with direct access to the seafront terrace

Modern, fully equipped kitchen with quality appliances

Two comfortable bedrooms, ideal for guests or offices

A bathroom and separate guest toilet

#### First Floor:

Large master suite with breathtaking panoramic sea view, private bathroom and dressing area

Three additional bedrooms, each with storage space

## LOCAL TAXES

Taxe foncière: 2577 EUR

Taxe habitation: EUR

## NOTES