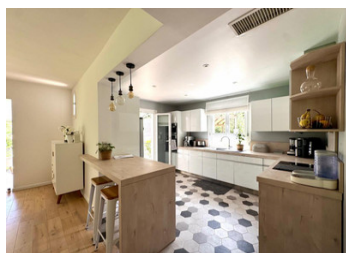
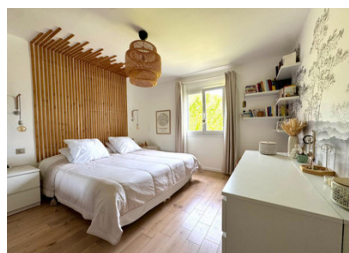
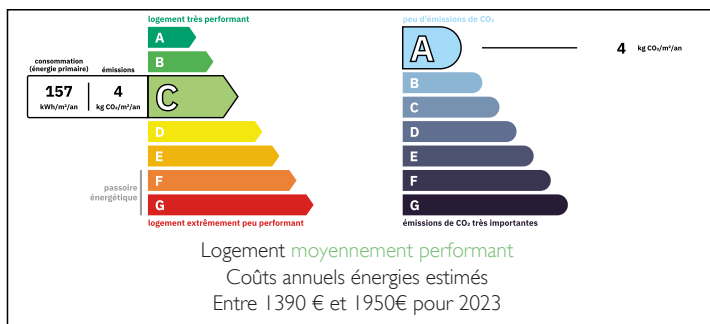


Nice - Hills. Single-story detached villa , 3 beds, pool



ENERGY - DPE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	115 m²
Plot Size:	4800 m²

IN BRIEF

Nice – Hills | Rare Gem with Pool & Expansive Garden

Just 15 minutes from the sparkling seafront of Nice, discover this charming single-storey villa of 115 m², nestled in a peaceful and natural setting.

Designed for comfort and easy living, the property offers a bright 40 m² living room, an open-plan modern kitchen, two generous bedrooms, a home office, and a luxurious bathroom featuring a whirlpool bath and a hammam shower.

Set within an enchanting 4,800 m² landscaped garden, including 2,000 m² of flat grounds, the villa boasts a beautiful swimming pool, a 38 m² garage, ample parking, and even a magical treehouse—perfect for children or unforgettable moments with friends.

Equipped with ducted air conditioning, double glazing, a wood-burning stove, and a security system, this home guarantees comfort all year round.

In impeccable condition, this property combines

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

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In impeccable condition, this property combines tranquility, space, and elegance—a true pearl on the French Riviera market.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES