

Villa 207m , 6 room, 5 beds, 2 baths, land 539m , pool, garage + 3 parking spaces, 31m attic + 20m cellar.



## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Nice            |
| Department: | Alpes-Maritimes |
| Bed:        | 5               |
| Bath:       | 2               |
| Floor:      | 207 m2          |
| Plot Size:  | 539 m2          |



## IN BRIEF

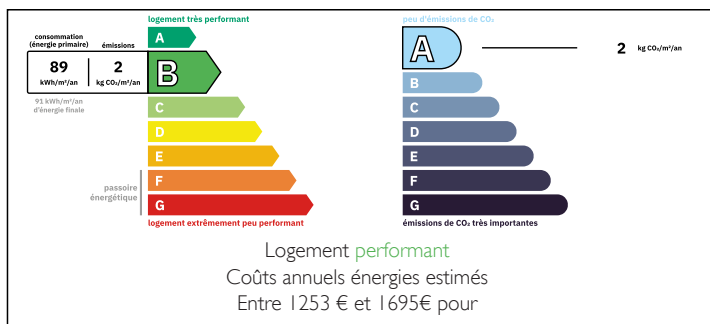
### NICE WEST

In the heart of the highly sought-after neighbourhood at the beginning of the Corniche Fleurie, close to renowned schools, shops, buses, and 5 minutes from the beaches of the prestigious Promenade des Anglais, come discover this beautiful residence of over 200m<sup>2</sup> with a swimming pool and pool house.

Nestled in a commanding position facing the sea, you will be charmed by the split-level layout with no wasted space, and the charm of the chic and refined decor with minimal maintenance.

"The art of blending modern with traditional"

## 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

This detached villa, bathed in light and fully air-conditioned, features a beautiful living room extending onto a terrace with a sea view, a fully equipped open-plan kitchen, 5 large bedrooms including a master bedroom, 2 bathrooms (showers), and a 31m<sup>2</sup> converted attic space, ideal for an office or a playroom.

The 28m<sup>2</sup> garage and over 20m<sup>2</sup> cellar have direct access to the house.

Outside, several spaces surround the house: a swimming pool and solarium, a living room and equipped summer kitchen, a pétanque court, and a children's playground.

Other features:

- \_ Air conditioning
- \_ High ceilings
- \_ Walk-in closets
- \_ Small, secure residence
- \_ Optimal energy performance (B and A)

## LOCAL TAXES

**Taxe foncière: 3655 EUR**

**Taxe habitation: EUR**

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

## NOTES