

## Architect-Designed Villa near Nice: 235 m Retreat with Saltwater Pool and Mountain Views



## INFORMATION

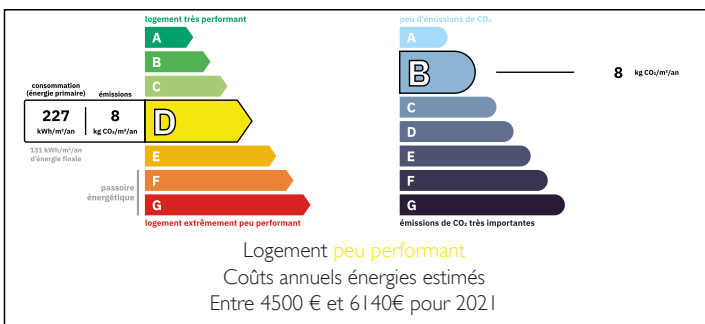
Town:	La Gaude
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	235 m <sup>2</sup>
Plot Size:	1780 m <sup>2</sup>

## IN BRIEF

Imagine stepping into your own private resort, where a magnificent saltwater pool becomes the centerpiece of everyday living in this incredible, architect-designed villa. Located in the Domaine de l'Etoile, this exceptional 235 m<sup>2</sup> home features 4 spacious bedrooms, a cathedral-style living room with an inviting wood fireplace and exposed beams, and sun-drenched interiors with southwest-facing orientation. The fully equipped, modern kitchen has a central island and spacious dining area, ideal for entertaining.

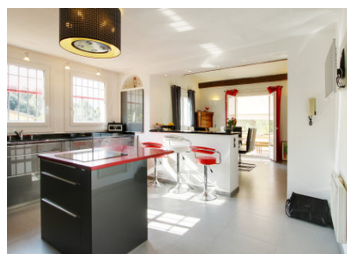
Step outside to discover a private oasis: a magnificent saltwater pool surrounded by 200m<sup>2</sup> of terrace and pool deck, complete with an outdoor kitchen - perfect for barbecuing and enjoying the Cote d'Azur sun. The property's 1,780 m<sup>2</sup> grounds ensure complete privacy with no vis-à-vis. Sold fully furnished with contemporary, high-quality pieces, this villa offers turnkey luxury and absolute privacy.

## 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 exceptional villa combines peaceful hillside living with convenient access to the French Riviera's finest attractions. Located in the Domaine de l'Etoile, the property offers a serene lifestyle while remaining just 15 minutes from the Mediterranean sea and 20 minutes from Nice International Airport.

La Gaude, positioned in the scenic hills north of Saint Laurent-du-Var, is a charming Provençal village with authentic character and modern conveniences. The area is renowned for its elevated position offering spectacular panoramic views, mild weather, and exceptional quality of life. Residents enjoy easy access to local shops and authentic French restaurants in the village center. The villa benefits from excellent connectivity: the A8 motorway is easily accessible for quick travel along the coast, while regular bus services connect to Nice city center and the surrounding Côte d'Azur communities.

The property's proximity to Nice Airport (just 9.5km) makes international travel extremely convenient, while the famous Promenade des Anglais and Nice's Old Town are accessible within a short drive. This represents a rare opportunity to enjoy hillside tranquility while maintaining the convenience of coastal living on the French Riviera.

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

## LOCAL TAXES

**Taxe foncière:** 3002 EUR

**Taxe habitation:** EUR

## NOTES