

## Elegant 5-Bedroom Family Villa (160 sqm) with 80 sqm Guest House in the Heights of Nice / Aspremont



## INFORMATION

Town:	Aspremont
Department:	Alpes-Maritimes
Bed:	5
Bath:	3
Floor:	240 m2
Plot Size:	4200 m2



## IN BRIEF

Located on the heights of Nice, between Aspremont and Colomars, this elegant 240 sqm property (including 80 sqm of outbuildings) offers a rare lifestyle combining privacy, nature, and comfort.

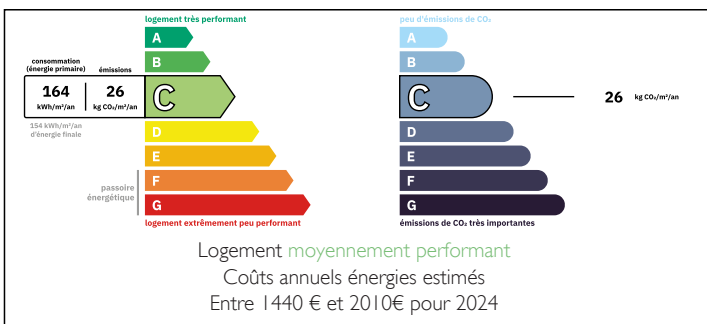


Set on a beautifully landscaped 4,200 sqm plot planted with olive trees, the villa features generous volumes, abundant natural light, and a warm, refined atmosphere. It includes 5-bedrooms, including a ground-floor master suite, as well as a fully independent apartment—ideal for guests or rental income.



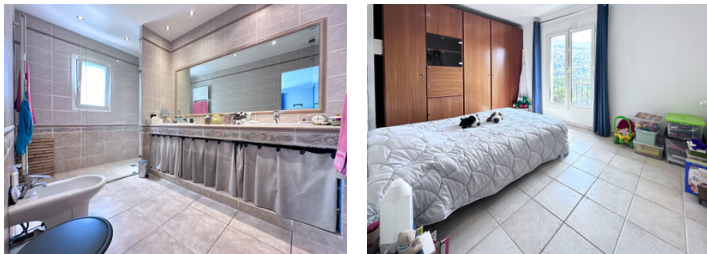
Sunny terraces, absolute tranquility, a garage, and ample parking complete this exceptional property just minutes from central Nice.

## ENERGY - DPE



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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

Nestled in a peaceful green setting on the heights of Nice, near Aspremont and Colomars, this character property perfectly embodies the Mediterranean art of living.

Offering approximately 240 sqm of total living space, including 80 sqm of independent areas, the villa sits on a stunning 4,200 sqm plot surrounded by olive trees and bathed in natural light.

Sheltered from view and set in absolute tranquility, this property strikes a perfect balance between privacy and immediate proximity to the vibrant center of Nice, just a short drive away.

### Layout & Features :

A home designed for comfort and elegance:

#### Ground Floor:

From the moment you enter, generous volumes and natural light create a welcoming and refined atmosphere. The spacious living room is ideal for entertaining, while The fully equipped kitchen, measuring 16 sqm, is both spacious and functional. A ground-floor master suite offers a bedroom, bathroom, walk-in dressing room, and separate WC.

#### Upper Floor:

Three bright bedrooms provide comfortable accommodation, complemented by a modern shower room and a separate WC.

#### Garden Level / Independent Apartment:

A true asset, the independent apartment includes a fully equipped kitchen, a bedroom, an office, a flexible living space (games room or lounge), and a shower room with WC.

Perfect for hosting guests in total privacy or generating rental income.

#### Exceptional outdoor spaces:

The 4,200 sqm plot offers a preserved natural

## LOCAL TAXES

Taxe foncière: **2126 EUR**

## NOTES