

5-Bed Art Deco Villa in Cap de Nice in Perfect Condition – Sea Views, Swim Spa, Parking in Prime Location



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	3
Floor:	197 m2
Plot Size:	332 m2

IN BRIEF

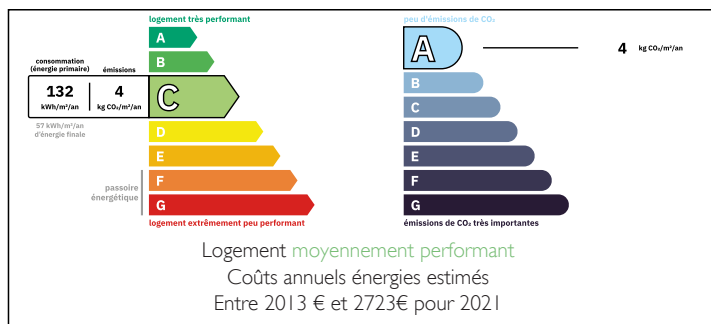
Vahe Pekmez and Leggett International Real Estate present a rarely available villa situated in one of the most prestigious addresses on the French Riviera, just steps from the iconic Château de l'Anglais in Cap de Nice.

Offering 198 m2 of living space (216 m2 total surface) across three levels, the home blends Art Deco period charm with refined contemporary comfort and is in perfect condition.

The main level features a bright 46 m2 reception room with an open kitchen leading onto a 24 m2 sea-view terrace, alongside a comfortable bedroom suite. The garden level provides a second lounge opening to a private deck with an integrated swim spa, two bedrooms, a shower room, and a laundry room. The top floor hosts two generous bedrooms and a modern bathroom. In turnkey condition, the property benefits from Hungarian herringbone



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:

Vahe Pekmez and Leggett International Real Estate present an exceptional find: one of the very few detached private houses in the world-renowned enclave of Cap de Nice. Built in 1936 in Art Deco style and preserved in pristine condition, this residence seamlessly marries the timeless grace of classic French Riviera architecture with the modern amenities of a luxury home.

The villa boasts 198 m² of habitable living space and a total usable floor surface of 216 m² distributed over three levels. Basking in natural Mediterranean light, the property enjoys commanding views across the azure sea, the coastline, and the surrounding historic estates.

Inside, refined period finishes set an immediate tone of elegance, including classic Hungarian herringbone parquet flooring, generous ceiling heights, and subtle architectural mouldings. Modern comforts have been thoroughly integrated throughout, including complete reversible air-conditioning, double glazing, an integrated swim spa pool on a private wooden deck, and an outstanding energy efficiency rating (DPE C / GES A). Private on-site parking completes this exclusive turn-key property.

LOCAL TAXES

Taxe foncière: 3696 EUR

NOTES

LAYOUT:

The villa is arranged across three versatile, light-filled levels designed for both relaxed family living and entertaining:

Ground Level (Garden Level):

- Second living room / Garden lounge: 30 m², opening directly through French doors onto the wooden sun deck and the private swim spa
- Bedroom 1: 14 m²
- Bedroom 2: 15 m²
- Shower room with WC: 5 m²
- Independent laundry room: 5 m²
- Hallway and storage: 4 m²