

Price on request

Contact agency

Cabinet ALPES AZUR Immobilier

4, avenue de Nice

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For sale villa

5 rooms

Surface : 251 m²

Surface of the living : 65 m²

Year of construction : 2000

Exposition : SUD ouest et toutes

View : Panoramique montagnes collines mer

Hot water : Fuel

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

architect villa, Total sunshine, Quiet residential, Cheminée, Cuisine été, Chambre de Maître, Dressing, T2 indépendant, Bureau, Piscine, Pool house,, Buanderie, Alarme,, Ferronnerie d'art, Patines, Pierre de taille , terre cuite

4 bedroom

6 terraces

3 bathrooms

2 show ers

4 WC

1 garage

Document non contractuel
04/10/2025 - Prix T.T.C

7 parkings

1 cellar



Villa 12962 Nice

NICE PROVENCE ALPES MARITIMES COTE D'AZUR EXCEPTIONAL PROPERTY, A SUBTLE WAY OF LIFE in an IDYLIC SETTING, peaceful between sea and mountains less than 20 minutes from Nice Côte d'Azur Airport in CARROS VILLAGE, our agency invites you to discover this stunning architect-designed villa inspired by Tuscan style. Built on a fenced plot of 5,400 m² within a preserved natural environment planted with Mediterranean species, it faces mainly southwest and occupies a commanding position with the Mercantour mountains as a backdrop, overlooking the Var valley and facing the charming perched villages nearby, offering a sea view on the horizon. This charming villa benefits from a beautiful central patio opening onto a lovely garden and an inviting colonnaded terrace—a true haven of peace and conviviality. The classic and characterful interiors feature high-quality materials, custom fittings; numerous openings filter gentle light creating a warm and welcoming atmosphere. The layout, spread over 2 levels, skillfully adapts to the terrain. On the upper garden floor, the entrance porch, preceded by a vine-covered walkway, opens onto a hall revealing at its center a superb 65 m² reception area combining a living room warmed by a genuine antique fireplace and a dining room with a high ceiling adorned with a cornice, while on either side, two symmetrical wings house to the east a well-



equipped kitchen extended by a dining area opening 2 outdoor spaces including a terrace overlooking the sea and a garden with a swimming pool. The villa is secured by a driveway enhanced by Florentine cypresses—the success of a contemporary architecture carried out with expert craftsmanship, evoking the poetic atmosphere of the old world. EXCLUSIVE, 2,700,000 euros, fees payable by the Seller, Cabinet ALPES AZUR Immobilier www.alpesazur.com The villa sales specialist 04.93.20.10.00.

Fees and charges :

