

1 348 000 €

Contact agency

Cot'Ouest Immobilier

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For sale house

6 rooms

Surface : 226 m²

Surface of the living : 40 m²

Surface of the land : 1535 m²

Year of construction : 1996

Exposition : Sud ouest

View : Montagne

Hot water : Gaz

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, CALM, AIR CONDITIONING, CRAWL,
pool house, double glazing, Automatic
Watering, Laundry room, wine cellar

4 bedroom

1 terrace

1 bathroom

2 show ers

3 WC

3 parkings

Document non contractuel

01/07/2025 - Prix T.T.C



House 5104 Nice

EXCEPTIONAL VILLA IN NICE WEST – CORNICHE FLEURIE Located in the heart of a secure luxury development, discover this superb 7-room family villa, offering 226 m² of living space on a vast landscaped plot of 1,535 m². On one level: You will be charmed by a beautiful 40 m² living room with living room and open kitchen, opening directly onto a huge 120 m² terrace with swimming pool. This level also includes 3 bedrooms, including a master suite with shower room, a bathroom with WC, as well as a dressing room. On the ground floor: – An independent two-room apartment with terrace – A gym with sauna and shower room – A wine cellar – A games room, ideal for children or evenings with friends The advantages of the villa: ✓ □ Clear and panoramic view of the Baous and the valley ✓ □ West-facing – natural light all day long ✓ □ Direct access to the swimming pool from the living areas ✓ □ Large 40 m² carport + driveway that can accommodate up to 3 vehicles ✓ □ Absolute calm ✓ □ Gated and secure residence Prime location: – Only minutes from downtown, the airport and highway access – Promenade des Anglais 10 minutes away – Moretti Primary School 5 minutes away A rare property, combining space, comfort, privacy and accessibility. Perfect for a family wishing to settle in a privileged setting. This property is presented to you by the Cot'Ouest immobilier promenade agency at 04.92.09.77.20

Fees and charges :

