

**2 690 000 €**

**Contact agency**

**Cot'Ouest Immobilier**

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**For sale property**

**9 rooms**

**Surface : 400 m²**

**Surface of the living : 110 m²**

**Surface of the land : 3000 m²**

**Year of construction : 2002**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Gaz**

**Inner condition : to modernize**

**External condition : exceptional**

**Features :**

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

6 bedroom

3 terraces

3 bathrooms

1 shower

3 WC

3 garage

15 parkings

2 cellars

Document non contractuel

Energy class (dpe) : B

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

Emission of greenhouse gases (ges) : B



### Property 4865 Nice

NICE Fabron - Faculty of Letters NEW - EXCLUSIVE! PANORAMIC SEA VIEW / NOT OPPOSED / 9 ROOMS / GARAGES / CELLARS / GARDEN Located just a 5-minute walk from the famous Promenade des Anglais, this magnificent villa built in 2005 offers an exceptional living environment in one of the most sought-after areas to the west of Nice. With a surface area of approximately 400m2 on a generous plot of 3000m2, this exceptional property combines architectural elegance, generous living spaces and quality finishes. Facing south, you will benefit from maximum sunshine all year round. Main Features : - Prestigious villa of approximately 400m2 - Flat plot of 3000m2 - Recent construction from 2005 - Large reception area of 130m2 on the garden level with living room, lounge, dining room - Fitted and equipped kitchen, large laundry room, office - Upstairs, 6 large bedrooms with terraces and balconies, panoramic sea view - 3 bathrooms and shower, plenty of storage space - Calm - Immediate proximity to the city - No vis-à-vis Sumptuous exteriors: - Huge swimming pool (13x6) surrounded by a landscaped garden - South facing to enjoy the sun all day long - Large garage, carport, huge cellar - Wine cellar, games room - Pool house with summer kitchen for convivial moments outdoors - Pétanque court and small driving range for golf enthusiasts This villa offers a serene and intimate atmosphere while being in close proximity to the city.

The extensive indoor and outdoor living spaces provide an exceptional living

