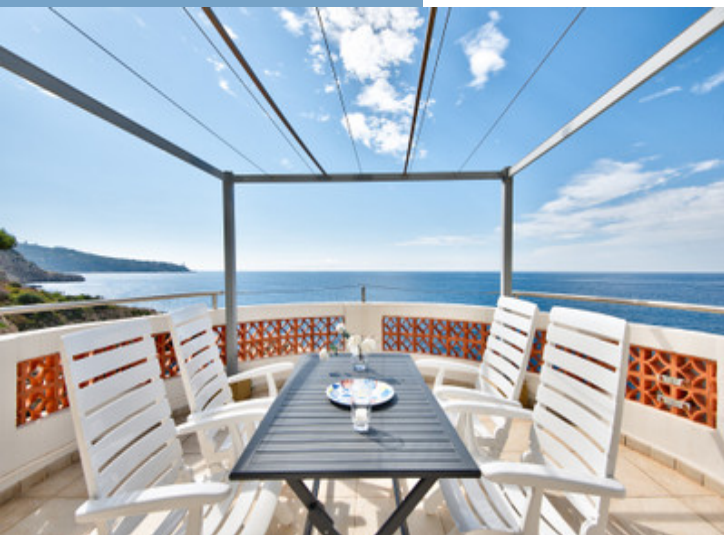




UNIQUE LIGHTHOUSE-SHAPED SEAFRONT
PROPERTY W/ TERRACE & PANORAMIC SEA VIEW
IN NICE, DIRECT ACCESS TO THE SEA

www.leggettprestige.com

UNIQUE
LIGHTHOUSE-SHAPED
SEAFRONT PROPERTY W/
TERRACE & PANORAMIC
SEA VIEW IN NICE, DIRECT
ACCESS TO...



PROPERTY FACT FILE	
REFERENCE	A37839VAP06
PRICE	€ 1,060,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	1
BATHROOM	2
ACCOMMODATION	65.21 m ²
LAND	45 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Close to the coast, Approx 15 km or less from coast, Seaview
<small>*Price based on current exchange rate which is subject to change</small>	



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Rare seafront villa with lighthouse design
- Direct private access to the Mediterranean
- Panoramic sea & Cap Ferrat views
- 33 m² terrace + veranda facing the sea
- Fully renovated, aircon, double glazing

UNIQUE
LIGHTHOUSE-SHAPED
SEAFRONT PROPERTY W/
TERRACE & PANORAMIC
SEA VIEW IN NICE,
DIRECT ACCESS TO...
Ref : A37839VAP06

Ever dreamed of living in a lighthouse by the sea? This rare seafront home in Cap de Nice comes close — with its unique architecture reminiscent of a small lighthouse and direct private access to the Mediterranean.

DESCRIPTIF

OVERVIEW:

In one of the most prestigious and picturesque settings on the French Riviera, this rare seafront villa in Cap de Nice offers a living experience unlike any other. With its distinctive architecture reminiscent of a small lighthouse, direct private access to the sea, and breathtaking panoramic views over Cap Ferrat and the Mediterranean, it is an invitation to embrace the Côte d'Azur lifestyle in its purest form.

Tastefully renovated with attention to detail, the villa spans three levels and enjoys a south-east exposure, bathing its interiors in natural light from sunrise to late afternoon. The moment you enter, the horizon stretches out before you in a postcard-perfect panorama, while the sound of the waves and the privileged waterfront location create a haven of peace — just minutes from local shops, restaurants, and transport links.

Whether enjoying breakfast in the luminous veranda, relaxing on your spectacular sea-facing terraces, or unwinding in the living room with the water almost at your feet, this property offers the rare sensation of living in your very own lighthouse.

LAYOUT:

With around 65 m² of interior living space, the villa has been cleverly designed to maximise light, privacy, and the ever-present sea views on every level.

Ground floor – A spacious 24 m² master bedroom enjoys its own en-suite bathroom with WC. This tranquil retreat, cool in summer and cosy in winter, offers privacy and comfort, whether for owners or guests.

First floor

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37839VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

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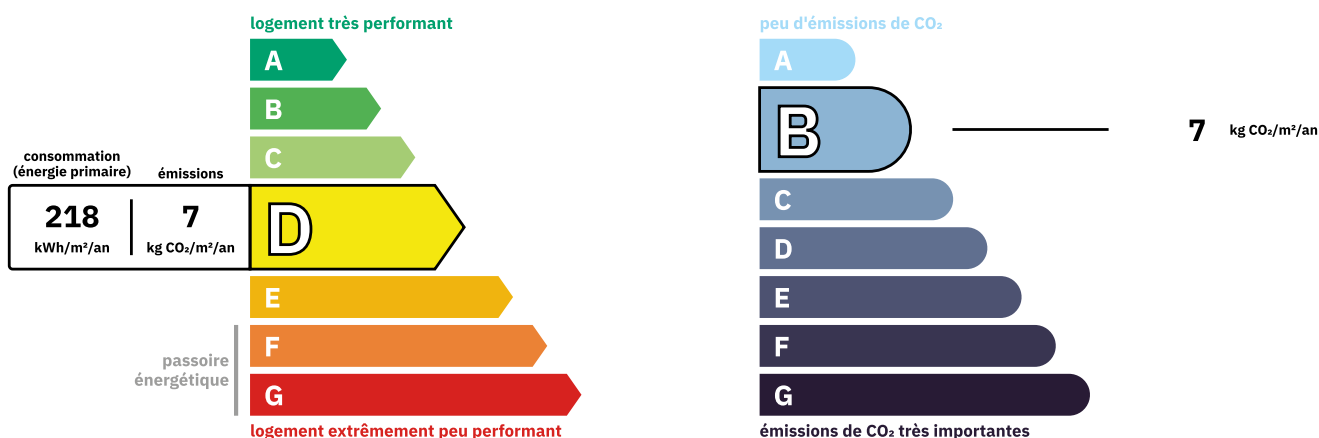


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 906 € and 1226€ for 2024

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A37839VAP06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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