

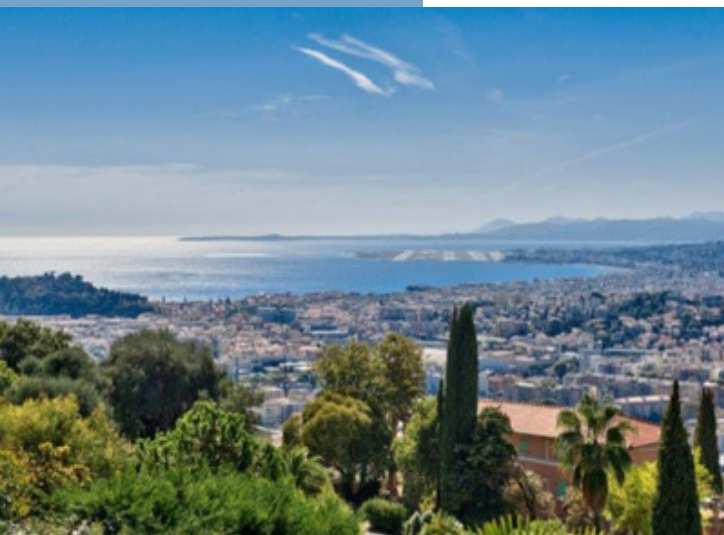


## CHARMING NEO-PROVENÇAL VILLA WITH SEA VIEW, POOL & LANDSCAPED GARDEN



CHARMING  
NEO-PROVENÇAL VILLA  
WITH SEA VIEW, POOL &  
LANDSCAPED GARDEN

...



PROPERTY FACT FILE	
REFERENCE	A38227VAP06
PRICE	€ 3,300,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	205 m²
LAND	3000 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Private parking, High speed internet, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	





- 6-room villa with stunning sea and city view
- Beautiful 3,000 m<sup>2</sup> garden with swimming pool
- Bright living spaces opening onto terrace
- Master suite with dressing and sea view
- Located in a secure and peaceful environment

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Nestled in the sought-after Parc du Vinaigrier in Nice, this charming 6-room villa offers a unique blend of comfort, space, and breathtaking views. Set within a secure and peaceful residential area, the property boasts a beautifully landscaped 3,000 m<sup>2</sup> garden with a swimming pool, multiple terraces, and panoramic views of the sea and city. The

## DESCRIPTIF

### Overview

Located in the heart of the prestigious Parc du Vinaigrier in Nice, this elegant 6-room villa presents a rare opportunity to acquire a spacious family home in an exceptional natural setting. Nestled within a private and secure residential estate, the property perfectly combines the charm of Mediterranean architecture with modern comfort, generous living spaces, and breathtaking panoramic views of the sea and the city of Nice. The beautifully landscaped 3,000 m<sup>2</sup> garden with swimming pool and multiple terraces creates a peaceful, green haven, just 10 minutes from the Port of Nice and city centre.

With its ideal exposure, bright interiors, quality finishes, and functional layout, this villa is a perfect choice for those seeking space, privacy, and a privileged lifestyle on the French Riviera.

### Layout

The property is spread over two main levels, offering approximately 205 m<sup>2</sup> of living space:

#### Ground Floor (Garden Level):

A spacious double living and dining area, opening onto a large terrace and the garden, with stunning sea and city views

A modern, fully equipped open-plan kitchen with direct access to the terrace and outdoor dining area

An independent bedroom with its own private bathroom and toilet, ideal for guests

A separate guest toilet

Access to the landscaped garden and swimming pool area

#### First Floor:

A beautiful master suite with sea view, private bathroom, toilet, and dressing room

#### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38227VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

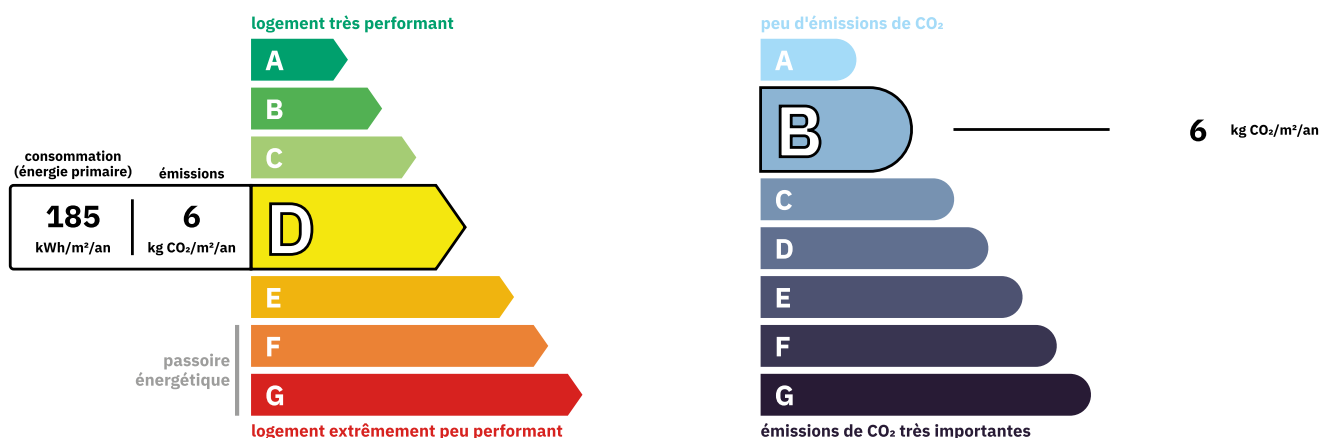


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 2874 € and 3888€ for 2023

## NOTICE

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I: 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.

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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 : A38227VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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