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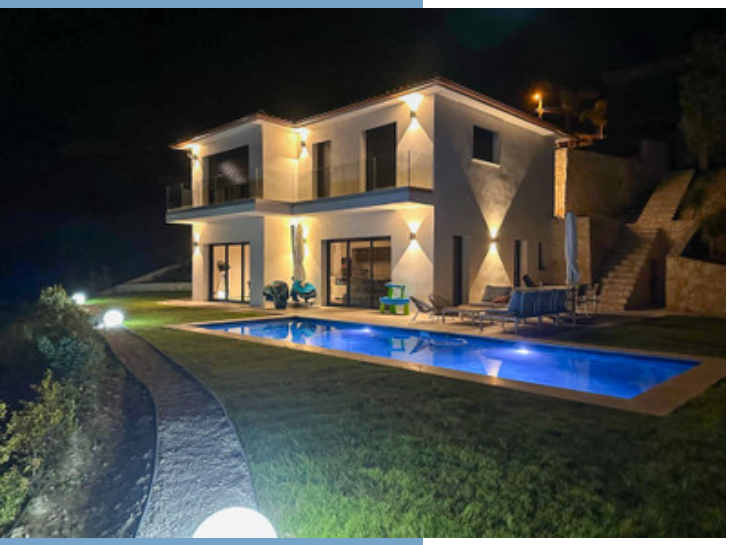


SUPERB HIGH-END VILLA SURROUNDED BY MEDITERRANEAN VEGETATION, WITH A SWIMMING POOL AND PANORAMIC SEA VIEW.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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SUPERB HIGH-END VILLA SURROUNDED BY MEDITERRANEAN VEGETATION, WITH A SWIMMING POOL AND PANORAMIC SEA...





PROPERTY FACT FILE

REFERENCE	A38628NEM06
PRICE	€ 1,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	122 m²
LAND	1300 m²
TOWN	Nice
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Villa
CONDITION	New Build
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change





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- Exceptional sea view
- Peaceful residential neighborhood
- High-end finishes – new condition
- Bright and sunny thanks to full southwest exposure
- Landscaped garden with panoramic pool view

SUPERB HIGH-END VILLA SURROUNDED BY MEDITERRANEAN VEGETATION, WITH A SWIMMING POOL AND PANORAMIC SEA...

Ref : A38628NEM06

This newly built 122 m² contemporary villa, set on a beautifully landscaped 1,300 m² plot, offers high-end finishes, quality materials, and compliance with the latest RE2020 building standards.
The bright and spacious living area features a fully equipped open-plan kitchen with breathtaking views of the sea and the hills of Nice —



DESCRIPTION

This contemporary 122 m² villa, nestled on a generous 1,300 m² plot, offers the ideal living environment for families seeking peace, comfort, and modern luxury. It stands out for its high-end features and quality materials, compliant with the latest RE2020 construction standards.

The property consists of four main rooms, including two spacious bedrooms and a master suite. It features two modern bathrooms and three separate toilets, ensuring a functional layout for all occupants. Every room is equipped with custom-made built-in wardrobes.

The open-plan kitchen, fully equipped, seamlessly connects with the living area and offers stunning views of the sea and the surrounding hills of Nice—bringing a unique atmosphere to the living space.



Ground floor

Living room and kitchen – 53.79 m²

Pantry – 5.5 m²

Toilet – 1.14 m²

Cloakroom – 3.14 m²

First floor

Bedroom 1 – 18.6 m²

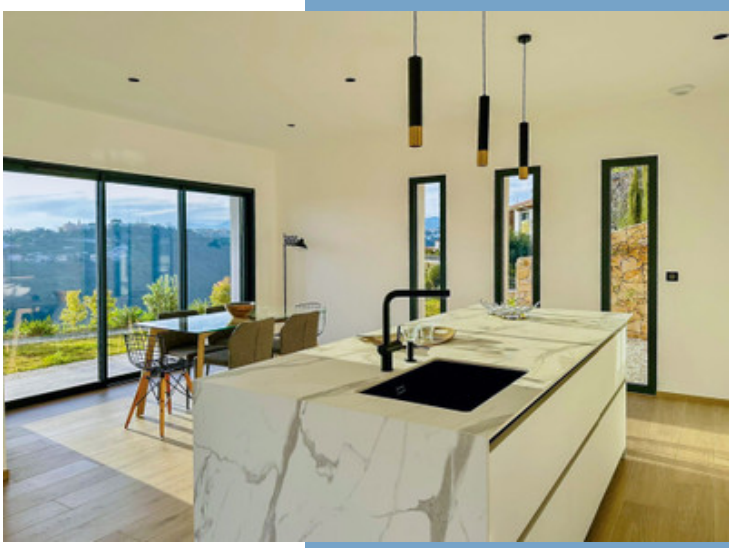
Bedroom 2 – 12.96 m²

Bedroom 3 – 12.99 m²

Bathroom + WC – 3.75 m²

Shower room + WC – 4.62 m²

Hallway – 6.21 m²



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38628NEM06

COMPLETE FILE AND PHOTO ON REQUEST

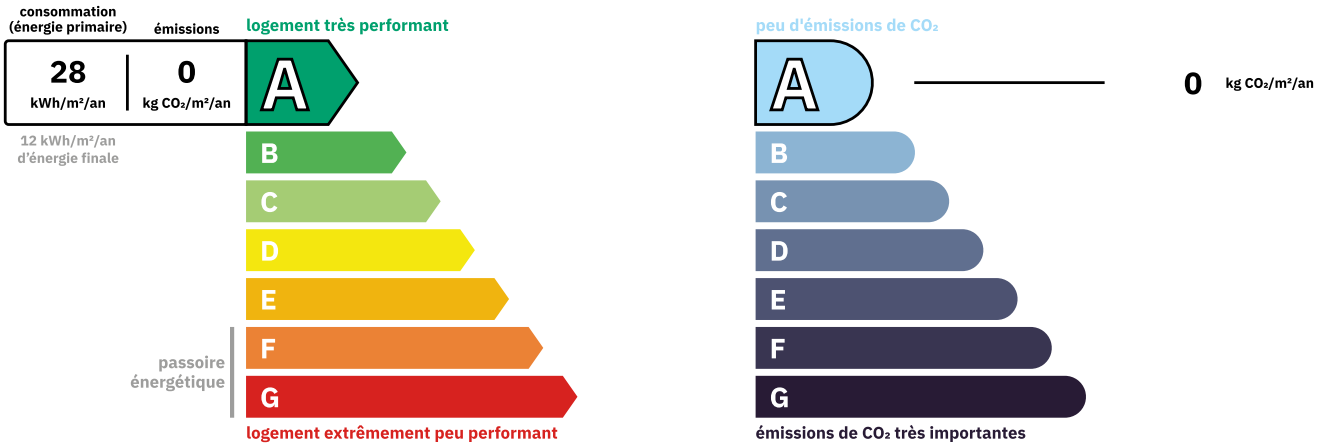
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 350 € and 540€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A38628NEM06

FILE COMPLETE AND PHOTOS ON REQUEST

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