



EXCLUSIVE SINGLE-STOREY VILLA WITH POOL –  
5 BEDROOMS, 161 M<sup>2</sup>, IN A QUIET LOCATION IN  
NICE WEST

EXCLUSIVE  
SINGLE-STOREY VILLA  
WITH POOL – 5  
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QUIET LOCATION IN NICE  
WEST...



## PROPERTY FACT FILE

REFERENCE	A42333VAP06
PRICE	€ 1,420,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	161 m <sup>2</sup>
LAND	1015 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

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





- Single-story villa on flat land measuring 1,015 sq
- South-facing, bright and airy
- Saltwater pool, summer kitchen, and outdoor areas
- Popular residential neighborhood, quiet and close
- Double garage, multiple parking spaces, cellar

EXCLUSIVE  
SINGLE-STORY VILLA  
WITH POOL – 5  
BEDROOMS, 161M², IN A  
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NICE WEST...

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Located in the sought-after neighborhood of Saint-Antoine de Ginestière in Nice West, this single-story detached villa offers a peaceful, green living environment that is perfectly suited to family life. With 161m² of living space on a flat, landscaped 1,015 square meter lot, it charms with its spacious rooms, brightness, and excellent overall

## DESCRIPTION

### Overview

Located in a highly sought-after residential area in western Nice, this single-story villa offers the perfect balance between tranquility and accessibility.

With no neighbors opposite, south-facing and dual-aspect, it enjoys optimal light throughout the day. Its flat, landscaped garden enhances the feeling of space and serenity.

### Layout

The house offers 1,750 sq ft of living space and is centered around a large 700 sq ft living area comprising a living room with fireplace and a fully equipped open-plan kitchen.

The whole space opens harmoniously onto the terrace and garden. The sleeping area consists of four bedrooms, including a master suite with shower room and dressing room, as well as an additional bathroom and separate toilet. A large mezzanine completes the layout, ideal for an office, games room, or relaxation area.

Features include air conditioning, double glazing, electric shutters, and an alarm system. A double garage, cellar, and numerous outdoor parking spaces complete the property.

### Neighborhood

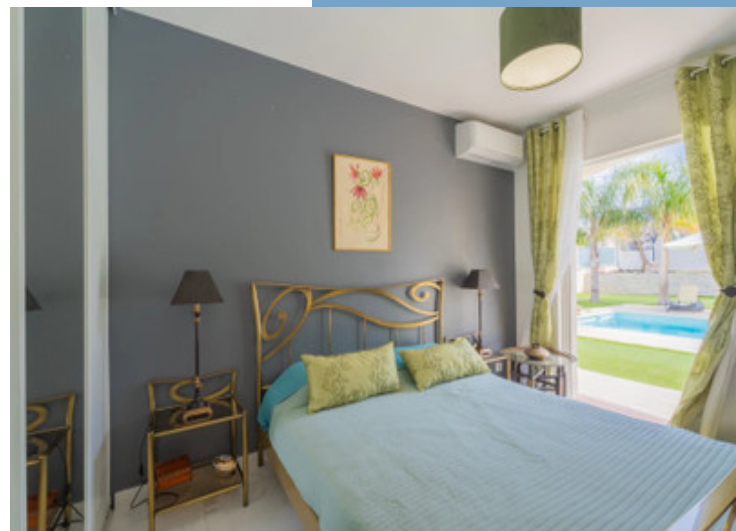
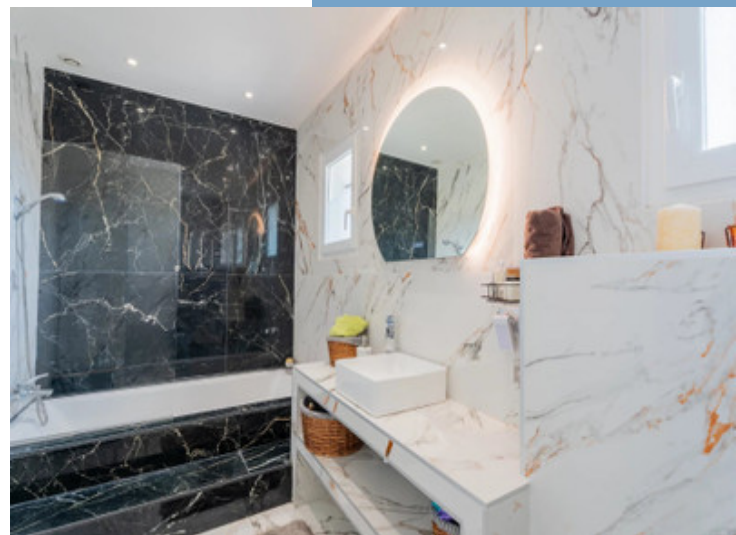
Saint-Antoine de Ginestière is a sought-after area in western Nice, prized for its tranquility, green surroundings, and quality of life. Close to schools, transportation, and major roads, it offers quick access to the city center while enjoying a privileged residential environment. An ideal location for a family home.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42333VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

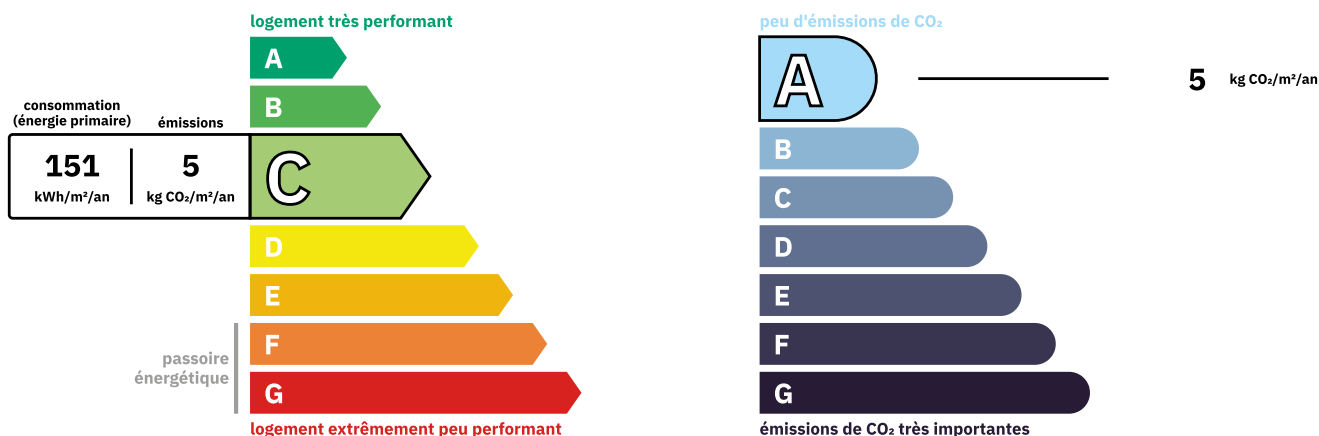
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
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Property Moderately efficient  
Estimated annual energy costs  
between 1456 € and 1970€ for

## NOTICE

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## CONTACT

Réf : A42333VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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