

EXCLUSIVE SINGLE-STOREY VILLA WITH POOL – 5 BEDROOMS, 161M², IN A QUIET LOCATION IN NICE WEST

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PROPERTY FACT FILE

REFERENCE	A42333VAP06
PRICE	€ 1,420,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	161 m²
LAND	1015 m²
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

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- 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

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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.

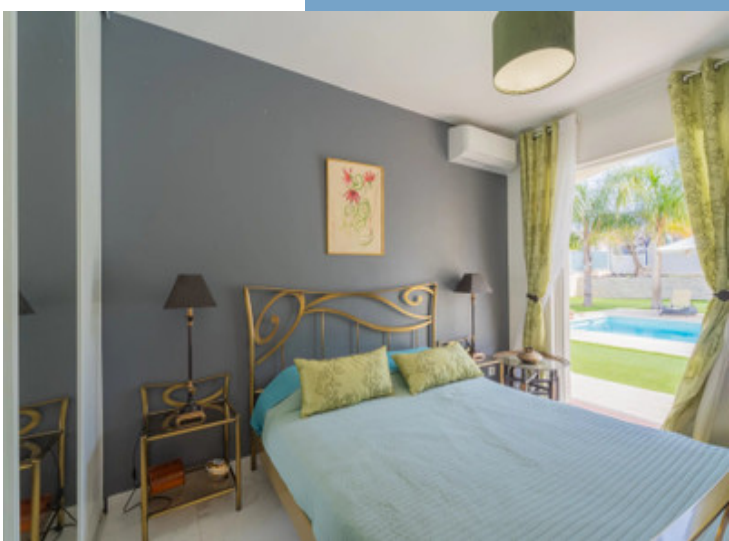


Layout

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

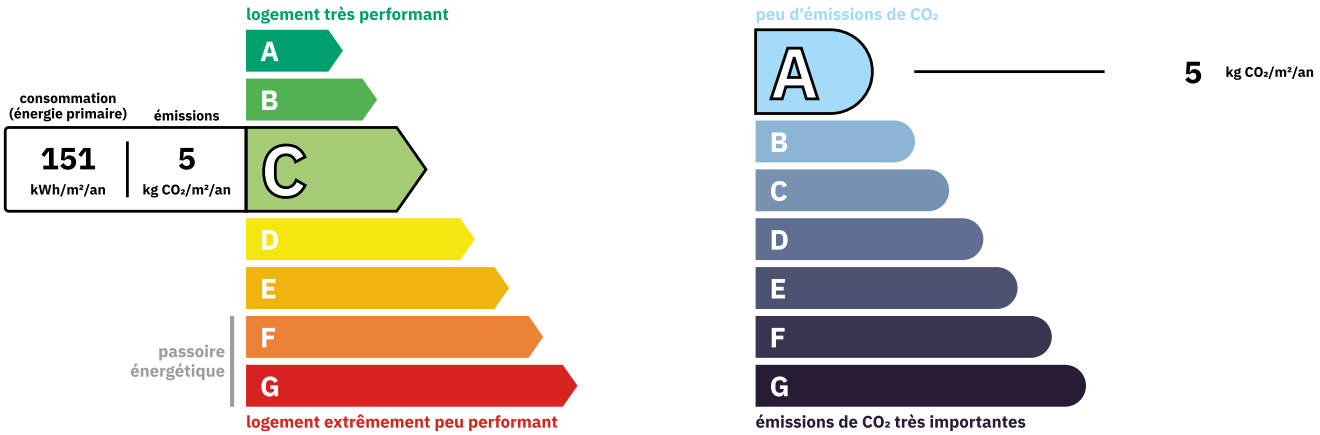
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1456 € and 1970€ for

NOTICE

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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