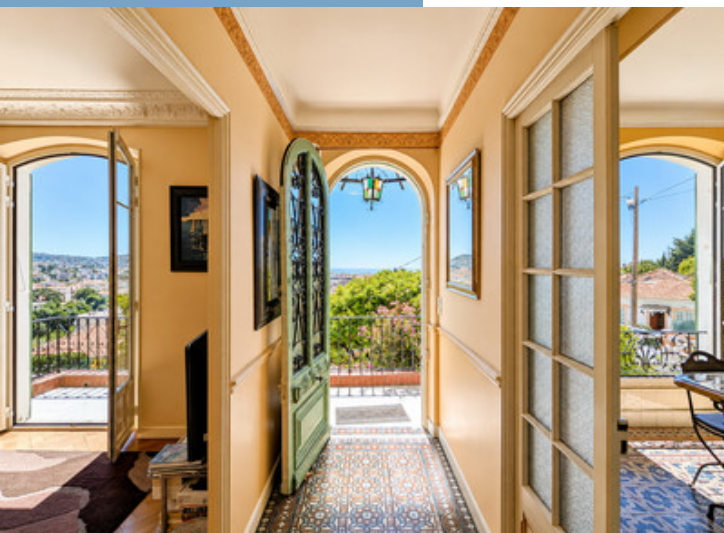




CHARMING 4-BEDROOM NICE VILLA WITH PRIVATE POOL & PANORAMIC SEA VIEWS

CHARMING 4-BEDROOM
NICE VILLA WITH PRIVATE
POOL & PANORAMIC SEA
VIEWS...



PROPERTY FACT FILE	
REFERENCE	A44073ROJ06
PRICE	€ 1,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	174 m ²
LAND	430 m ²
TOWN	Nice
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Pool with unobstructed sea views
- Landscaped 430m² gardens
- Private hillside location, 10 min to center
- Fully air conditioned
- Enclosed garage and cellar

CHARMING 4-BEDROOM
NICE VILLA WITH PRIVATE
POOL & PANORAMIC SEA
VIEWS...

Ref : A44073ROJ06

Perched on the sunny hillsides of northern Nice in the Mantega neighborhood, this traditional Niçoise villa sits at the end of a quiet cul-de-sac, offering breathtaking, unobstructed views across the sea and the city skyline.

DESCRIPTION

This stunning 4-bedroom villa of 174m² sits on a 430m² plot of land. The property offers a bright 29m² open-plan living and dining room, a fully equipped 16m² kitchen, and an additional lounge located on the ground floor.

The property has a private swimming pool, a large front terrace and garden, an enclosed garage and a storage cellar.

Key Features:

- Outdoor barbecue
- Swimming pool (27m²)
- Private one car garage (15m²)
- Extensive, mature garden with fruit trees (orange, blood orange, mandarin, lemon)
- Automatic watering system in garden
- Storage cellar
- Original oak parquet wood flooring, mosaics and tiles
- Fiber optic internet
- Intercom
- Double glazing
- Aluminum windows

Set on Nice's northern hillside in the Mantega neighborhood, this villa enjoys a rare combination of privacy and proximity — a peaceful, green retreat within just 10 minutes of the city center by car. The property is located only 1.5km from the vibrant Marché de la Libération, one of Nice's most famous outdoor markets.

The surrounding neighborhood offers convenient access to a full range of local amenities including shops, schools, restaurants, and other facilities. For those relying on public transport, Bus Line 57 provides a direct connection to Nice city center and the Nice-Ville train station, while Bus Line 8 runs directly to the Promenade des Anglais. Nice Côte d'Azur International Airport is approximately 9km away, making this an equally practical choice for frequent travel...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44073ROJ06>

COMPLETE FILE AND PHOTO ON REQUEST

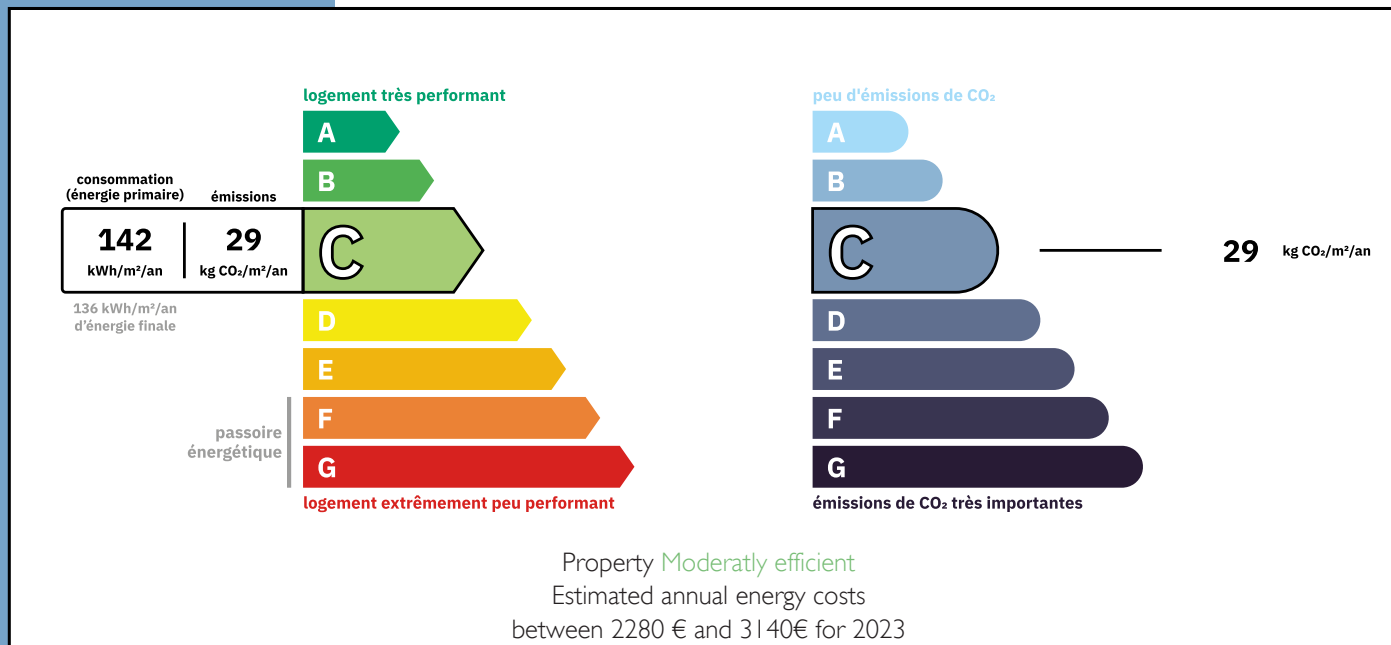


CHARMING 4-BEDROOM NIC
VILLA WITH PRIVATE POOL &
PANORAMIC SEA VIEWS...

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



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 :A44073ROJ06
FILE COMPLETE
AND PHOTOS
ON REQUEST

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