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## Luxury House for sale in Nice

Nice , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €2,999,000

inc. of agency fees

4 Beds   3 Baths   400 sqm   0.26 ha

Sumptuous villa located in a secure domain in Nice, just 10 minutes from the famous Promenade des Anglais. Nestled on a plot of 2600 m<sup>2</sup>, this property offers breathtaking views of the Mediterranean Sea...

### At a Glance

<b>Reference</b>	MFH-PROKHR2785	<b>Near to</b>	Nice	<b>Price</b>	€2,999,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	400 sqm
<b>Land</b>	0.26 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Sumptuous villa located in a secure domain in Nice, just 10 minutes from the famous Promenade des Anglais. Nestled on a plot of 2600 m<sup>2</sup>, this property offers breathtaking views of the Mediterranean Sea and the surrounding hills, providing an exceptional living environment.

The villa, with a surface area of approximately 400 m<sup>2</sup>, consists of a spacious living room bathed in natural light, an elegant dining room, and a modern equipped kitchen, offering a friendly space for family moments

or between friends.

The property has four bedrooms, including a master suite with its own private bathroom and dressing room, providing privacy and comfort. In addition, an office is also present, offering an ideal space for working from home or it can be the 5th bedroom.

To accommodate your guests or for independent use, a large two-room apartment is available, providing flexibility and the possibility of additional accommodation.

A spacious garage as well as parking that can accommodate several cars are at your disposal, thus guaranteeing practicality and security.

In addition, a sauna invites you to relax and well-being, while the children's playground and fruit trees add a touch of fun and nature to this exceptional environment.

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€2,999,000

### Key Information

Internal Area:	400 sqm
Land Area:	0.26 ha

### Location: Provence-Alpes-Cote-d'Azur



## Gallery









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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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