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## Luxury House for sale in Nice

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



# €8,700,000

inc. of agency fees

4 Beds   4 Baths   247 sqm   0.06 ha

Exceptional contemporary waterfront villa recently renovated, located in a private estate with direct access to seafront. Offering an exceptional breathtaking panoramic view along the coast to Cap Ferrat. The...

### At a Glance

<b>Reference</b>	MFH-PROKHR2884	<b>Near to</b>	Nice	<b>Price</b>	€8,700,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	247 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Exceptional contemporary waterfront villa recently renovated, located in a private estate with direct access to seafront. Offering an exceptional breathtaking panoramic view along the coast to Cap Ferrat.

The property is arranged over 2 levels, and is comprised on the upper level of an entrance hall, a spacious living room, dining room with open-plan kitchen, guest toilet and a bedroom with wardrobes and bathroom, gym and sauna.

On the lower level there are three bedrooms, of which the principal bedroom suite with open-plan bathroom and access to a private balcony hanging over the sea. Two further bedrooms both with wardrobes and bathrooms, dressing and laundry.

On the level with the sea, a stunning infinity pool just meters from the sea, and large terraces around with a summer kitchen.

Access direct to a waterfront pathway allows you to go on foot to Nice and Villefranche along the sea.

Parking for three vehicles.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€8,700,000

## Key Information

Internal Area:	247 sqm
Land Area:	0.06 ha

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



# Gallery











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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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