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## Luxury Apartment for sale in Nice

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



# €3,500,000

inc. of agency fees

5 Beds      4 Baths      171 sqm

Located in a highly sought-after residential area, between Mont Boron and Villefranche, overlooking the bay of Villefranche and facing Cap Ferrat, in an exclusive luxury residence, with swimming pool...

### At a Glance

|                  |                |                |      |                  |            |
|------------------|----------------|----------------|------|------------------|------------|
| <b>Reference</b> | MFH-PROKHR2745 | <b>Near to</b> | Nice | <b>Price</b>     | €3,500,000 |
| <b>Bed</b>       | 5              | <b>Bath</b>    | 4    | <b>Hab.Space</b> | 171 sqm    |
|                  |                | <b>Pool</b>    | No   | <b>Land Tax</b>  | N/A        |

### Property Description

Located in a highly sought-after residential area, between Mont Boron and Villefranche, overlooking the bay of Villefranche and facing Cap Ferrat, in an exclusive luxury residence, with swimming pool and park planted with Mediterranean trees, a magnificent duplex apartment of 171m<sup>2</sup> living space and 200m<sup>2</sup> of terraces.

On two main levels, it offers a panoramic roof terrace, a corner living room opening onto a large terrace,

kitchen and independent scullery, two large en-suite bedrooms with cupboards and shower room with WC, 2 other bedrooms, 1 bedroom, 1 large bathroom and a shower room, as well as plenty of storage space. A garage for two cars and a cellar completes this property.

## Summary

|                |            |
|----------------|------------|
| Property type: | Apartment  |
| Bedrooms:      | 5          |
| Bathrooms      | 4          |
| Price          | €3,500,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 171 sqm |
|----------------|---------|

## 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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**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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