



## Villa to discover absolutely

For sale

2 490 000 €

Product type <b>Villa</b>	Num rooms <b>5 rooms</b>	District <b>Comte de Falicon</b>	City <b>Nice</b>
Country <b>France</b>	Living area <b>310 m<sup>2</sup></b>	Terrace area <b>120 m<sup>2</sup></b>	Land area <b>2 100 m<sup>2</sup></b>
Bedrooms <b>3</b>	Bathrooms <b>3</b>	Parkings <b>+5</b>	Cellars <b>2</b>
Box <b>2</b>	Floor <b>Ground floor</b>	View <b>Sea and hillside</b>	Exposure <b>southwest</b>
Release date <b>Quickly</b>	Ref. <b>EEM-VF-116</b>		

Enjoy a unique experience by visiting this property with Provençal architecture, synonymous with an exceptional quality of construction.

Ideally located in a dominant position in a sought-after residential area, near the charming village of Falicon (classified 9th Village of France for its art of living by the JDD on 19/01/2020) on the heights of Gairaut, this property stands out as a rare product in a highly coveted market.

The villa, with a total living area of over 300 m<sup>2</sup>, offers stunning panoramic views, including a magnificent sea view. Impeccably maintained, it stands out for its optimal layout and the exclusive use of noble materials of exceptional quality.

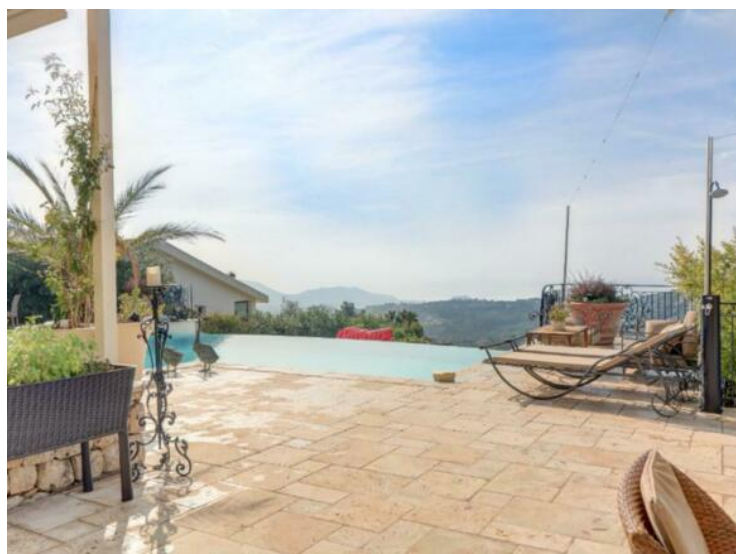
### Key features:



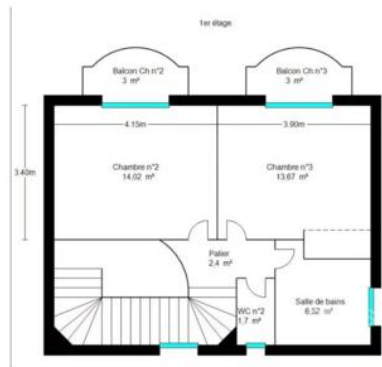
- Sumptuous entrance
- Elegant dining room
- Refined living room
- Bookcase desk with 5m ceiling height and exposed beams
- Master bedroom with neo ballroom bathtub-shower
- Two large bedrooms upstairs with balcony and stunning sea views
- Beautiful bathroom with bathtub and toilet
- Usable cellars with a fully resin-covered basement (floors and walls)
- Two closed boxes, two covered parking spaces and the possibility to park up to 12 cars
- Plot of about 2200 m2 with infinity pool offering panoramic sea views
- Various terraces to take full advantage of the outdoors
- Secure access through the cellars with an armoured door

In addition, the property is equipped with a full alarm system including six discreetly concealed cameras, ensuring complete peace of mind.

**Don't miss the opportunity to discover this unique real estate gem in an exceptional setting!**







### Diagnostic de Performances Énergétiques

