



Villa to discover absolutely

For sale

2 490 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 5 rooms	<i>District</i> Comte de Falicon	<i>City</i> Nice
<i>Country</i> France	<i>Living area</i> 310 m²	<i>Terrace area</i> 120 m²	<i>Land area</i> 2 100 m²
<i>Bedrooms</i> 3	<i>Bathrooms</i> 3	<i>Parkings</i> +5	<i>Cellars</i> 2
<i>Box</i> 2	<i>Floor</i> Ground floor	<i>View</i> Sea and hillside	<i>Exposure</i> southwest
<i>Release date</i> Quickly	<i>Ref.</i> EEM-VF-116		

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 m², 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.

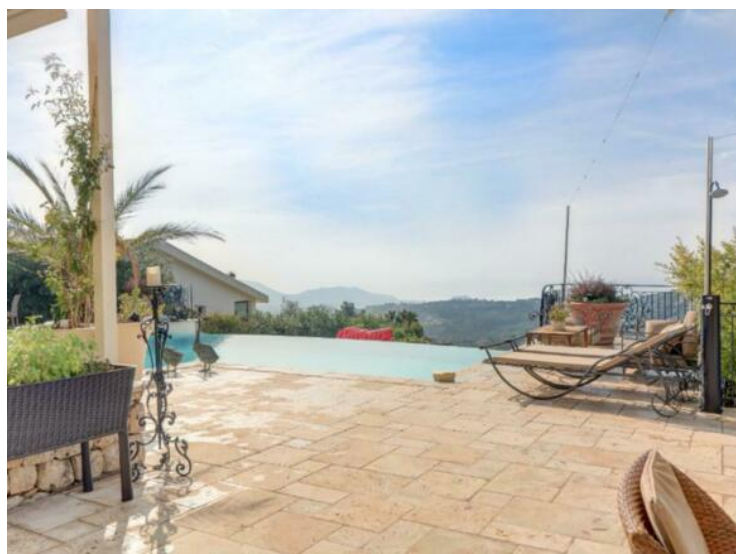
Key features:



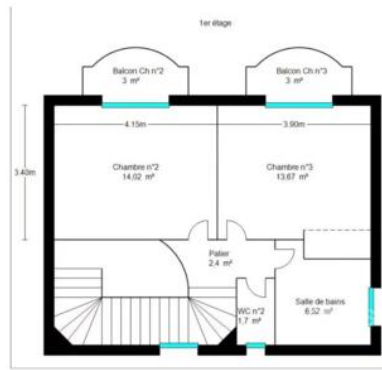
- Sumptuous entrance
- Elegant dining room
- Refined living room
- Bookcase desk with 5m ceiling height and exposed beams
- Master bedroom with neo ballroom bathtub-shower
- Two large bedrooms upstairs with balcony and stunning sea views
- Beautiful bathroom with bathtub and toilet
- Usable cellars with 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

