



## NICE – MONT BORON CHARACTER VILLA WITH PANORAMIC SEA VIEW – HAMMAM

For sale

2 650 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>District</i> <b>Mont Boron</b>	<i>City</i> <b>Nice</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>203 m<sup>2</sup></b>
<i>Terrace area</i> <b>70 m<sup>2</sup></b>	<i>Land area</i> <b>315 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>2</b>
<i>Parkings</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Box</i> <b>1</b>	<i>Floor</i> <b>1</b>
<i>Annual costs</i> <b>1 000 €</b>	<i>Condition</i> <b>To refresh</b>
<i>Furnished</i> <b>Yes</b>	<i>View</i> <b>SEA VIEW</b>

In the heart of the highly sought-after Mont Boron area in Nice, this elegant 1920s bourgeois villa stands out with its charm, panoramic sea view, and rare features including a private hammam, just minutes from the port and the beaches.

Built on a 315 m<sup>2</sup> plot, this elegant property offers approximately 203 m<sup>2</sup> of living space spread over two



levels, with East / South-East exposure providing optimal natural light throughout the day. Every living area has been designed to combine comfort, elegance, and functionality.

The ground floor features a spacious reception area including a bright living room, a welcoming dining room, a fully equipped independent kitchen, and guest toilets, creating a harmonious layout perfect for entertaining or enjoying family life.

The first floor houses three bedrooms, including a master suite with private bathroom, an additional bathroom, a study, and ample storage space. A hammam completes this level, providing a private wellness area for relaxation and comfort.

The property also includes an independent studio to renovate, offering strong potential for creating a separate living space, guest accommodation, or a leisure area, depending on your needs and desires.

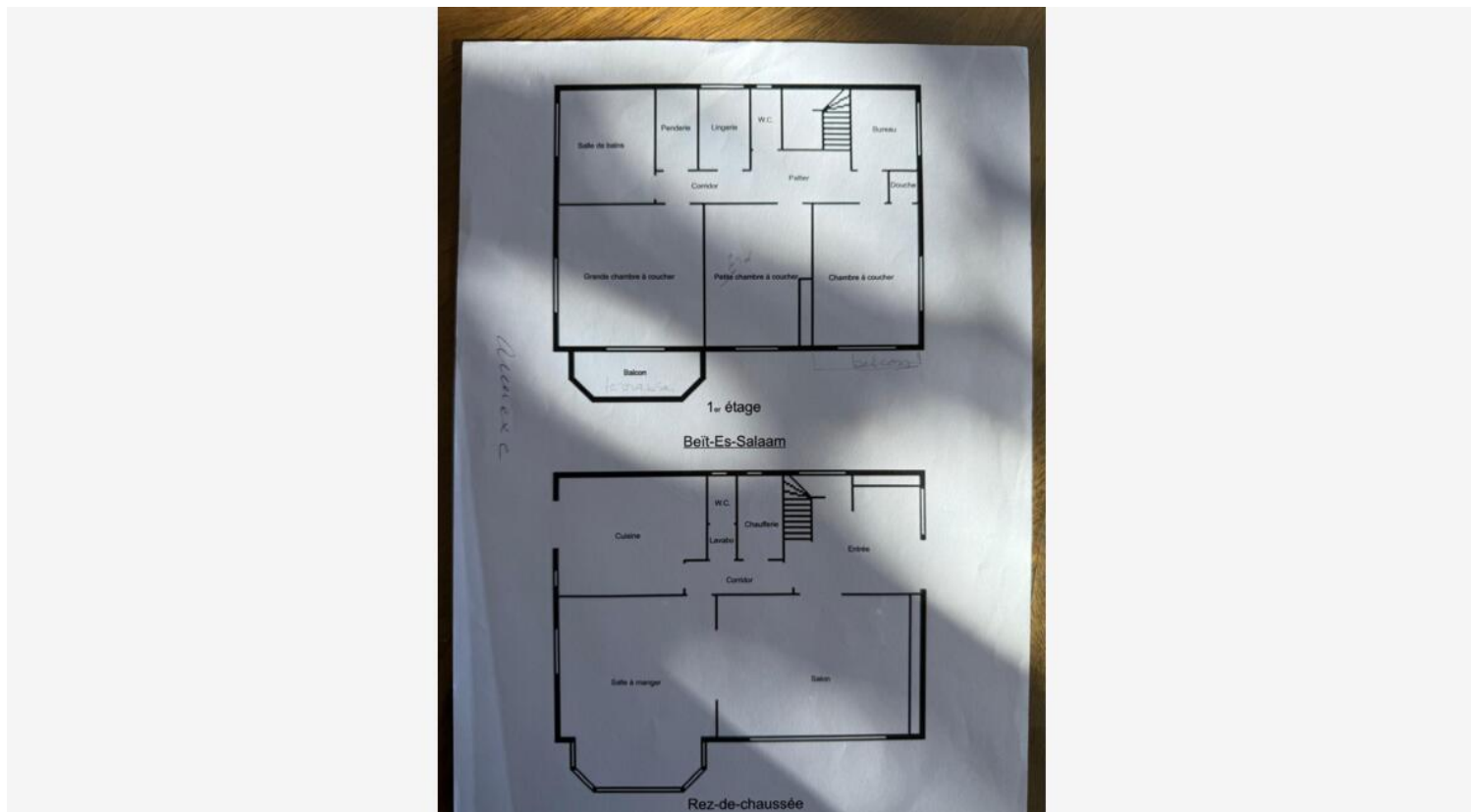
High-quality amenities include double glazing, air conditioning, electric central heating, electric shutters and blinds, a security system, and connection to the main sewer, ensuring comfort, security, and practicality in everyday life. This villa is a rare and sought-after property, combining space, natural light, and high-end features in a privileged setting.



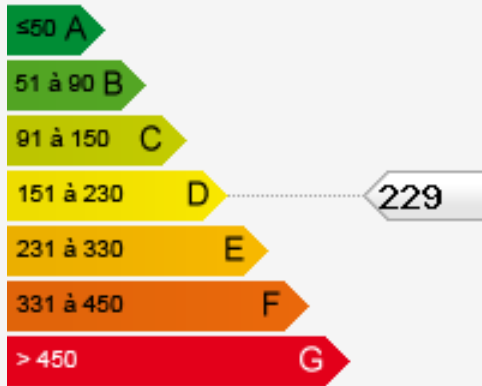








### Consommations énergétiques



### Émissions de gaz à effet de serre

