



Nice – Elegant 1930s villa, just a few steps from the sea

For sale

Sole agent

1 295 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Nice	<i>Country</i> France
<i>Living area</i> 200 m²	<i>Land area</i> 777 m²	<i>Bedrooms</i> 4	<i>Bathrooms</i> 2
<i>Box</i> 1	<i>View</i> Unobstructed view	<i>Ref.</i> 86803962	

Exclusive: Just a five-minute walk from the Mediterranean Sea and local amenities, Villa Le Cottage embodies the timeless charm of early 20th-century Nice residences. Nestled in the heart of a preserved green setting, this rare property enjoys a highly private environment, where citrus trees and Mediterranean vegetation create a peaceful garden in the heart of the city.

Built in the 1930s, the villa charms with its elegant architecture and warm atmosphere, a testament to a time when people took the time to live and entertain. Perfectly maintained over the years, it retains all of its authentic character, offering an ideal setting to enhance according to your inspiration.

From the entrance, the house reveals generous volumes bathed in light. The reception areas are harmoniously arranged around a living room and dining room opening onto the greenery, extended by a bright veranda inviting you to enjoy the garden in all seasons. An office, a separate kitchen opening onto a pleasant shaded terrace, and a laundry room with shower area, ideal for when you return from the beach, complete this level.

The upper floor, accessible via a magnificent period staircase, features four beautiful, spacious bedrooms, enhanced by high ceilings and large windows that let in the Mediterranean light.



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Outside, the enclosed garden, dotted with citrus trees and lush vegetation, offers a peaceful and private atmosphere that is rare in the heart of the city. Several outdoor parking spaces complete the property.

A separate garage with a studio upstairs adds additional potential, ideal for entertaining family and friends or for independent use.

Between the sea and the city, Villa Le Cottage embodies the Mediterranean art of living. Rare on the market, this 1930s residence offers all the potential of a charming setting, ready to write a new story in the heart of Nice.

Fees payable by the seller.

Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr





