



## Elegant exceptional villa on the Promenade des Anglais

For sale

3 400 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>8</b>	<i>District</i> <b>Lenval</b>	<i>City</i> <b>Nice</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>249,02 m<sup>2</sup></b>	<i>Terrace area</i> <b>65,49 m<sup>2</sup></b>	<i>Land area</i> <b>200 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>	<i>Parkings</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>Good condition</b>	<i>View</i> <b>Vue mer</b>	<i>Ref.</i> <b>VMO-0326-NC2</b>	

Ideally located on the prestigious Promenade des Anglais in Nice, this rare property offers an exceptional lifestyle combining elegance, comfort, and breathtaking Mediterranean views.

Built over several levels, the villa impresses with its generous volumes and harmonious layout. The bright reception areas open onto expansive terraces with stunning views. The numerous living spaces are perfect for entertaining in a refined setting, while the well-separated sleeping quarters ensure privacy and tranquility.

The property features several bedrooms, each complemented by bathrooms and dressing areas, distributed across different floors, providing optimal comfort for a large family or hosting guests.

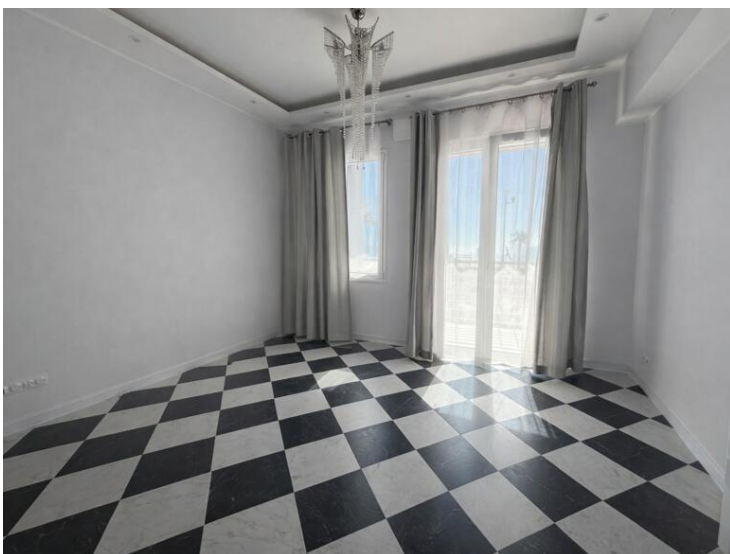
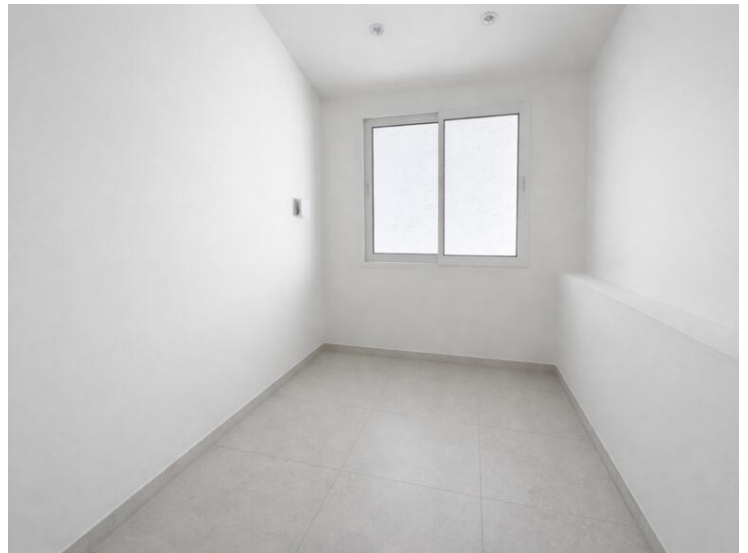
Outdoors, the terraces and belvedere invite relaxation in a privileged environment, extended by a pleasant garden. The lower levels also include additional spaces such as a cellar, laundry room, and various annex rooms, offering numerous layout possibilities.

This unique property, free of occupancy, represents a rare opportunity to acquire a character villa in one of

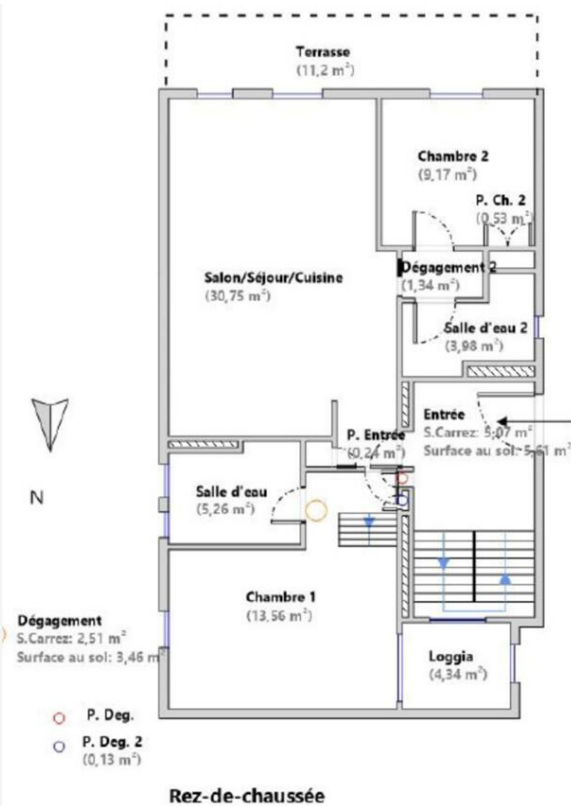
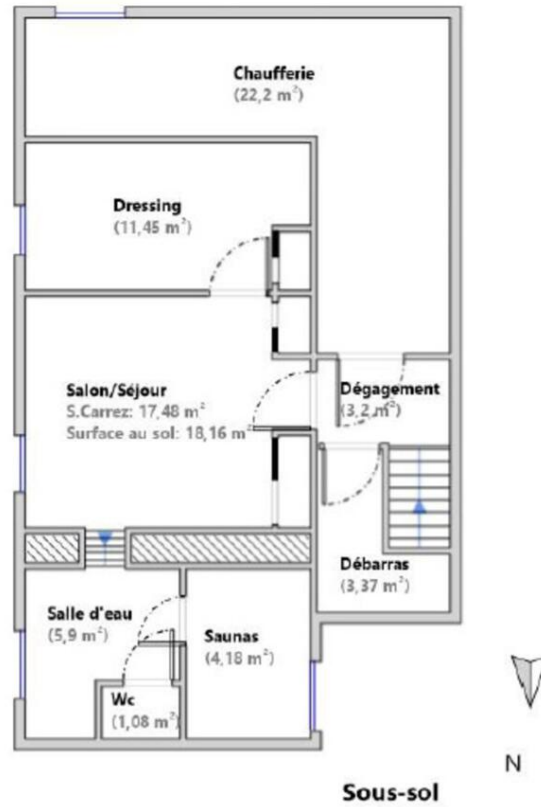


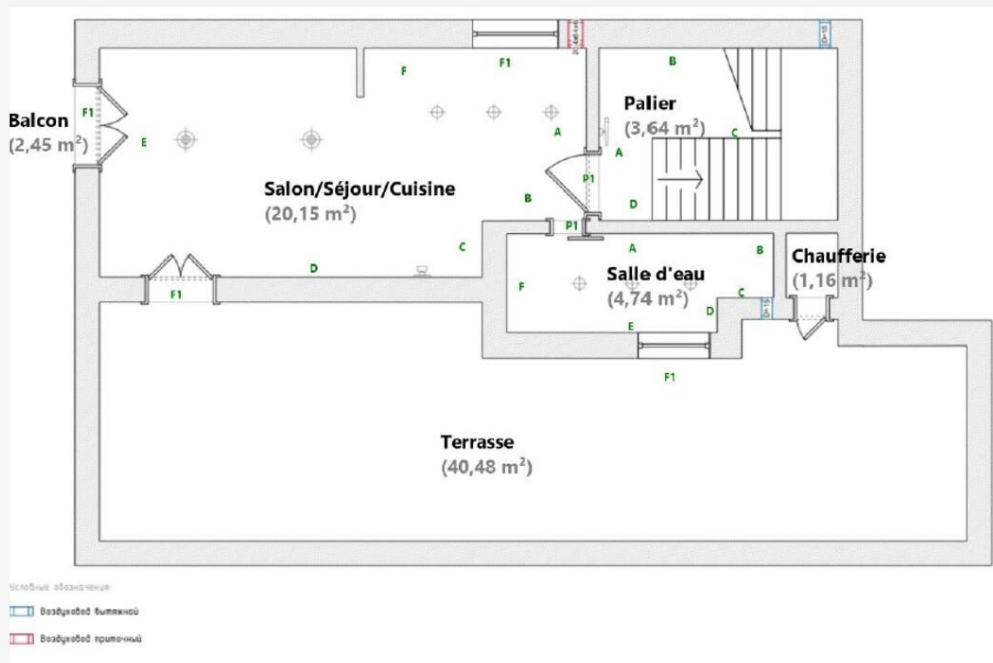
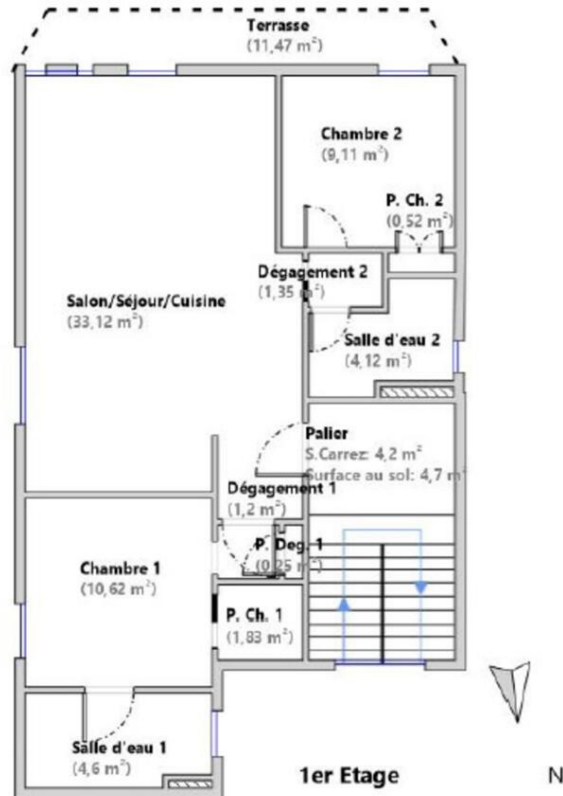
the most sought-after locations on the French Riviera.





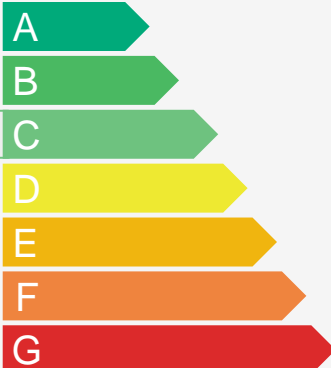






## Diagnostic de Performances Énergétiques

logement très performant

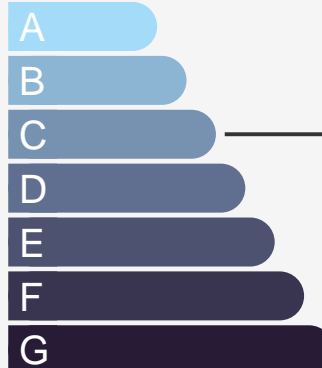


logement extrêmement consommateur d'énergie

176  
kWh/m<sup>2</sup>.an

8  
kg CO<sub>2</sub>/m<sup>2</sup>.an

logement très performant



logement extrêmement consommateur d'énergie

8  
kg CO<sub>2</sub>/m<sup>2</sup>.an

