

## Charming Villa w/ Pool, Garage, Sauna & Garden | 4 Beds + Guest Unit | Lower Fabron District | 500m to Beach



## INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	226 m <sup>2</sup>
Plot Size:	897 m <sup>2</sup>

## IN BRIEF

Located in the sought-after residential area of Lower Fabron in Nice, just 500 meters from the beach, this elegant 3-level villa offers 226 m<sup>2</sup> of habitable space on a beautifully landscaped plot.

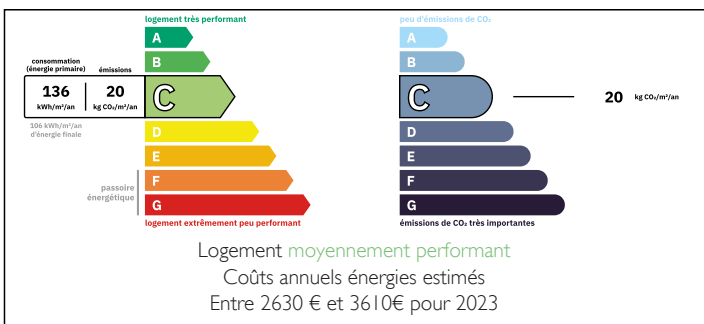
Fully renovated with high-end finishes, the property features 4 to 5 bedrooms, multiple outdoor seating areas, and a private swimming pool.

The main level boasts a spacious open-plan kitchen, a large living and dining area with high ceilings, and seamless access to the garden and terraces.

Upstairs, the master suite enjoys partial sea views and includes a generous bathroom, a WC, and a dressing room. Two additional well-sized bedrooms complete this level.

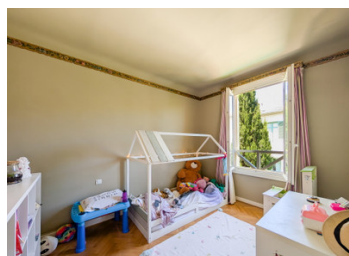
The garden level offers a self-contained guest apartment with its own entrance and a sauna.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### OVERVIEW:

Situated in the highly desirable Lower Fabron district of Nice, just a short 500-meter stroll from the beaches of the French Riviera, this beautifully appointed 3-storey villa offers 226 m<sup>2</sup> of living space on a generous 827 m<sup>2</sup> plot with mature landscaping and elegant outdoor areas.

Completely renovated to a high standard, the villa combines modern comfort with Mediterranean charm. It features 4 to 5 bedrooms, a private swimming pool, and multiple sunny terraces for alfresco dining or relaxing with friends and family.

The main floor comprises a bright open-plan kitchen, and an expansive living and dining area with soaring ceilings, creating a welcoming and airy atmosphere.

Upstairs, the master suite includes a luxurious bathroom with bath, shower, WC and a walk-in dressing room, as well as partial sea views. Two further bedrooms are located on this floor and share an additional bathroom and separate WC.

The garden level houses an independent apartment with its own entrance—perfect for guests, extended family, or generating rental income. This level also features a sauna.

Additional features include secure gated entry, a closed garage, parking for 3 to 4 vehicles, a built-in barbecue, multiple outside seating areas and useful storage rooms.

Close to schools, tram stops, and shops, this rare property is a unique chance to acquire a move-in-ready family home with spacious interiors and outdoor living in one of the most sought-after residential areas on the Côte d'Azur.

### LAYOUT:

The villa is spread across three levels.

## LOCAL TAXES

Taxe foncière: 4654 EUR

Taxe habitation: EUR

## NOTES