

Nice West – Corniche Fleurie – Detached 95 m Villa With Pool And Open Hillside Views



INFORMATION

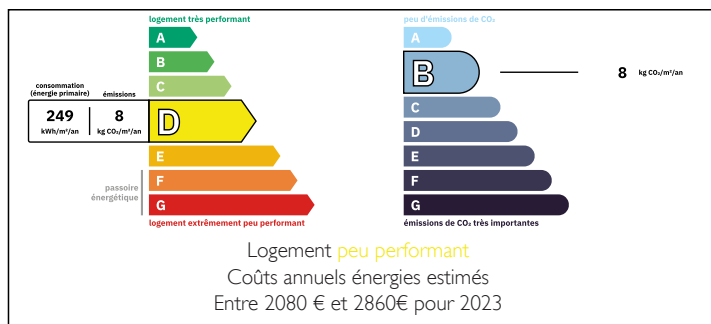
Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	2975 m2



IN BRIEF

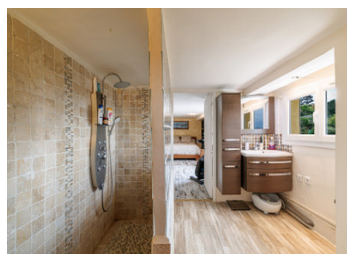
Located in the highly sought-after Corniche Fleurie area in Nice West, this charming detached villa offers 95 m² of living space on a beautiful, private plot of nearly 3,000 m². Set in a quiet, residential environment, it enjoys open views of the surrounding hills and the Baou de Saint-Jeannet. The bright interiors include a fully equipped open kitchen, dining area, and a living room with fireplace. The property offers three bedrooms, including a spacious master suite with private shower room, plus additional space ideal for an office. Outside, the villa boasts generous terraces, a summer kitchen, a landscaped garden, and a semi-inground pool — perfect for relaxing and entertaining. An independent workshop and three parking spaces complete this rare opportunity, ideal for those seeking privacy, comfort, and nature close to Nice.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe foncière: 2596 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Overview

Located in the highly sought-after Corniche Fleurie area in Nice West, this charming detached villa presents a rare opportunity to acquire a peaceful property surrounded by greenery while remaining close to the city. Set on a beautifully landscaped plot of approximately 2,975 m², the villa offers 95 m² of living space, generous outdoor areas, and breathtaking open views of the surrounding hills and the famous Baou de Saint-Jeannet. South-facing, the house benefits from optimal sunlight throughout the day and provides an ideal living environment for those seeking space, tranquility, and privacy. The property has been carefully maintained and offers excellent potential for a primary residence, a second home, or a family retreat on the French Riviera.

Layout

The villa is spread over two levels and offers a functional and welcoming interior layout:

Main Level:

Fully equipped open-plan kitchen

Dining area connected to the kitchen

Bright living room with fireplace and open views

Bedroom with en-suite bathroom and toilet

Second bedroom with a large adjoining office area

Garden Level:

Comfortable master suite with private shower room and toilet

Outdoor Areas:

The villa opens onto generous south-facing outdoor spaces, ideal for enjoying the Mediterranean lifestyle:

Large terrace with a summer kitchen, perfect for