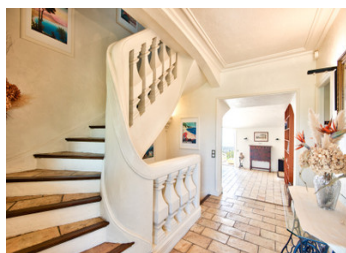


Exceptional 8-bedrooms house on the heights of Parc Impérial, with sea and hill views and 2,500 m² of land.



INFORMATION

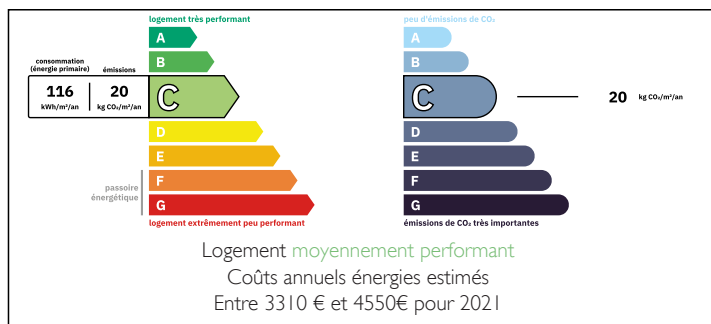
Town:	Nice
Department:	Alpes-Maritimes
Bed:	5
Bath:	7
Floor:	281 m ²
Plot Size:	2500 m ²



IN BRIEF

On the heights of Parc Impérial, a superb 280 m² neo-Provençal villa designed by Andréï Svetchine, offering panoramic sea views from Mont-Boron to Cap d'Antibes. High-end amenities: living room with fireplace, dining room, fully equipped kitchen, five suites, modular spaces, sunny terraces. Flat land of 2,500 m² with landscaped garden, swimming pool, and pool house. Parking spaces, carport, cellar. Absolute calm, 5 minutes from the center of Nice and the Promenade des Anglais.

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.



DESCRIPTION

OVERVIEW

Nestled in the sought-after heights of Parc Impérial in Nice, this exceptional 280 m² property is the work of renowned architect Andréï Svetchine, known for his talent in combining timeless elegance with modern comfort. The villa, in neo-Provençal style, charms with its harmonious silhouette, noble materials, and ability to offer a refined lifestyle in the heart of the French Riviera. Facing south, it enjoys optimal light and a panoramic sea view stretching from Mont-Boron to Cap d'Antibes. The atmosphere is that of a residence that is both luxurious and welcoming, designed to allow you to fully enjoy moments of relaxation with family or friends in a privileged setting.

LAYOUT

The villa is spread over three levels, each designed to combine comfort, privacy, and conviviality.

Ground floor: The entrance opens onto a spacious living room bathed in light thanks to large bay windows. The period fireplace adds warmth and character, while the adjoining terrace invites you to enjoy the breathtaking view of the Mediterranean. The adjoining dining room connects to a fully equipped kitchen, which opens onto a covered terrace with a barbecue area, perfect for summer meals. The elegant and spacious master suite has a bathroom with separate bath and shower, separate toilet, and a large dressing room.

Garden level: Three independent suites, each with direct access to the garden and pool, ensure comfort and privacy for your guests. There is also a cozy pool house, a laundry room, and a large modular space that can be converted...

LOCAL TAXES

Taxe foncière: 7500 EUR

NOTES