

## Exclusive Single-Storey Villa with Pool – 5 bedrooms, 161m<sup>2</sup>, in a quiet location in Nice West



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Nice                |
| Department: | Alpes-Maritimes     |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 161 m <sup>2</sup>  |
| Plot Size:  | 1015 m <sup>2</sup> |

## IN BRIEF

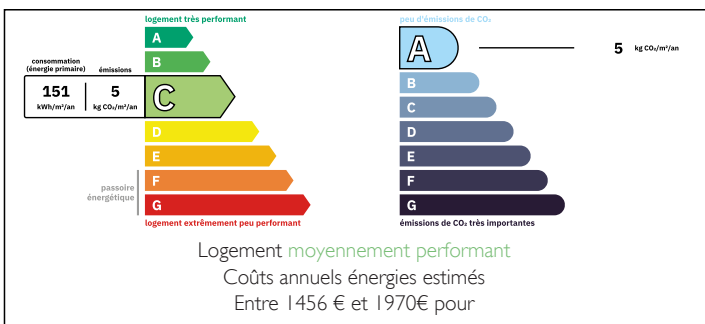
Located in the sought-after neighborhood of Saint-Antoine de Ginestière in Nice West, this single-story detached villa offers a peaceful, green living environment that is perfectly suited to family life.

With 161m<sup>2</sup> of living space on a flat, landscaped 1,015 square meter lot, it charms with its spacious rooms, brightness, and excellent overall condition.

Upon entering, the spacious 65 m<sup>2</sup> living area features a cozy living room with a fireplace and a fully equipped kitchen, all opening onto a south-facing terrace. The sleeping area comprises four comfortable bedrooms, including a master suite with a shower room and dressing room, as well as a large mezzanine offering multiple possibilities for conversion.

Outside, the carefully maintained garden features a saltwater swimming pool, a summer kitchen with

## 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

Located in a highly sought-after residential area in western Nice, this single-story villa offers the perfect balance between tranquility and accessibility.

With no neighbors opposite, south-facing and dual-aspect, it enjoys optimal light throughout the day. Its flat, landscaped garden enhances the feeling of space and serenity.

### Layout

The house offers 1,750 sq ft of living space and is centered around a large 700 sq ft living area comprising a living room with fireplace and a fully equipped open-plan kitchen.

The whole space opens harmoniously onto the terrace and garden.

The sleeping area consists of four bedrooms, including a master suite with shower room and dressing room, as well as an additional bathroom and separate toilet. A large mezzanine completes the layout, ideal for an office, games room, or relaxation area.

Features include air conditioning, double glazing, electric shutters, and an alarm system. A double garage, cellar, and numerous outdoor parking spaces complete the property.

### Neighborhood

Saint-Antoine de Ginestière is a sought-after area in western Nice, prized for its tranquility, green surroundings, and quality of life. Close to schools, transportation, and major roads, it offers quick access to the city center while enjoying a privileged residential environment. An ideal location for a family home.

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Information about risks to which this property is

## LOCAL TAXES

**Taxe foncière: 4040 EUR**

**Taxe habitation: EUR**

## NOTES