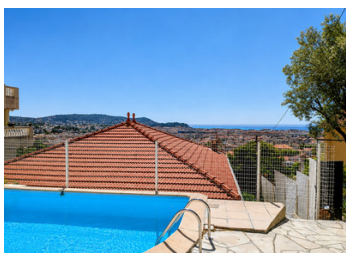
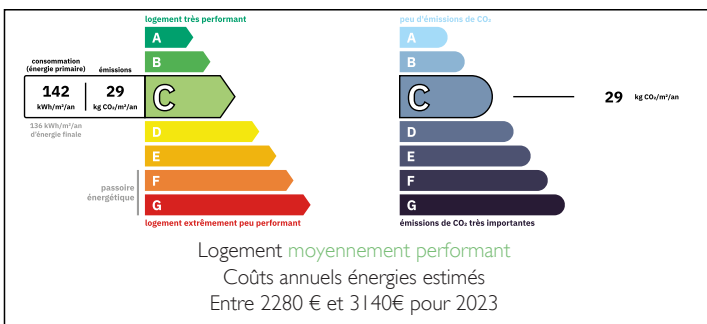


Charming 4-bedroom Nice Villa with Private Pool & Panoramic Sea Views



ENERGY - DPE



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	174 m2
Plot Size:	430 m2

IN BRIEF

Perched on the sunny hillsides of northern Nice in the Mantega neighborhood, this traditional Niçoise villa sits at the end of a quiet cul-de-sac, offering breathtaking, unobstructed views across the sea and the city skyline.

Spanning 174m² across two floors on a spacious 430m² plot of land, the villa offers a versatile layout with 4 bedrooms, 2 bathrooms, a bright 29m² open-plan living and dining room, an equipped 16m² kitchen, and a lounge of 21.8m².

Original ceramic tiles and wood flooring give the home an authentic Niçoise character. Outside, behind the house, sits a private pool (27m²) with panoramic sea views. The villa is surrounded by landscaped Mediterranean gardens filled with mature orange, lemon, and clementine trees. Finally, the property is fully air conditioned, with an enclosed garage and storage cellar included.

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

This stunning 4-bedroom villa of 174m² sits on a 430m² plot of land. The property offers a bright 29m² open-plan living and dining room, a fully equipped 16m² kitchen, and an additional lounge located on the ground floor.

The property has a private swimming pool, a large front terrace and garden, an enclosed garage and a storage cellar.

Key Features:

- Outdoor barbecue
- Swimming pool (27m²)
- Private one car garage (15m²)
- Extensive, mature garden with fruit trees (orange, blood orange, mandarin, lemon, olive)
- Automatic watering system in garden
- Storage cellar
- Original oak parquet wood flooring, mosaics and tiles

LOCAL TAXES

Taxe foncière: **3637 EUR**

Set on Nice's northern hillside in the Mantega neighborhood, this villa enjoys a rare combination of privacy and proximity — a peaceful, green retreat within just 10 minutes of the city center by car. The property is located only 1.5km from the vibrant Marché de la Libération, one of Nice's most famous outdoor markets.

NOTES

The surrounding neighborhood offers convenient access to a full range of local amenities including shops, schools, restaurants, and other facilities. For those relying on public transport, Bus Line 57 provides a direct connection to Nice city center and the Nice-Ville train station, while Bus Line 8 runs directly to the Promenade des Anglais. Nice Côte d'Azur International Airport is approximately 9km away, making this an equally practical choice for frequent travelers.

Information about risks to which this property is exposed is available on the Géorisques website :