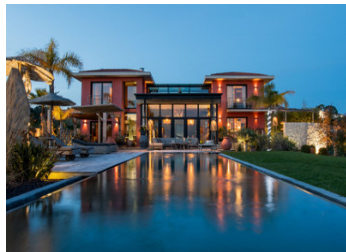


Hous 250m , 4 romms, 3 beds, 3 baths, on land of 3 000m. 2 cellars, 1 garage of 64m , 4 ext pkg places, pool.



INFORMATION

Town:	Nice
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	250 m2
Plot Size:	3000 m2

IN BRIEF

931 / 5 000

Property in the hills of Nice

Exceptional property for sale in the hills of Nice – Sea view & absolute tranquility, on a 3,000 sq m plot.

Nestled in the heart of the prestigious Bellet vineyards, a stone's throw from a famous château, this contemporary architect-designed villa offers a unique living experience, combining modernity, absolute tranquility, and exceptional panoramic views of the Mediterranean Sea.

Built on a magnificent landscaped garden with complete privacy and fully fenced, the property impresses with its generous proportions and high-end amenities.

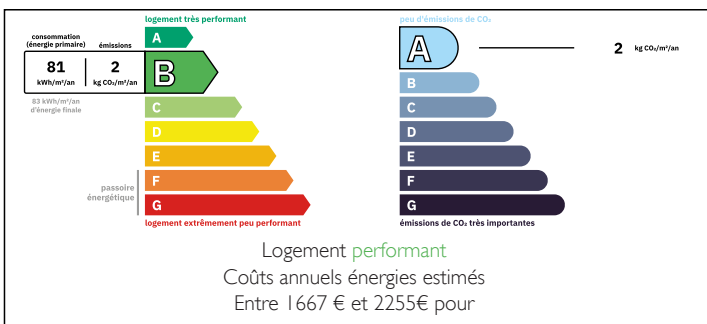
The facilities are commensurate with the setting:

- 15-meter lap pool with heated salt water system

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.

ENERGY - DPE



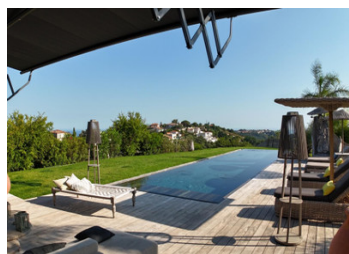
shed suitable for a spa, and parking spaces complete this exceptional property.



DESCRIPTION

It has 3 en suite bedrooms with bathrooms and storage, a fourth bedroom in the basement, as well as a living area including a living-dining room with fireplace, a fully equipped open-plan kitchen, all opening onto the outside.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



LOCAL TAXES

Taxe foncière: **3914 EUR**

NOTES