

Villa to discover absolutely

For sale France

2 490 000 €

Product type	Villa	Num rooms	5
Living area	310 m ²	Num bedrooms	3
Terrace area	120 m ²	Num parking	+5
Land area	2 100 m ²	Num cellars	2
View	Sea and hillside	Num box	2
Exposure	southwest	District	Comte de Falicon
Floor	Ground floor	City	Nice
Release date	Quickly	Country	France

Enjoy a unique experience by visiting this property with Provençal architecture, synonymous with an exceptional quality of construction.

Ideally located in a dominant position in a sought-after residential area, near the charming village of Falicon (classified 9th Village of France for its art of living by the JDD on 19/01/2020) on the heights of Gairaut, this property stands out as a rare product in a highly coveted market.

The villa, with a total living area of over 300 m², offers stunning panoramic views, including a magnificent sea view. Impeccably maintained, it stands out for its optimal layout and the exclusive use of noble materials of exceptional quality.

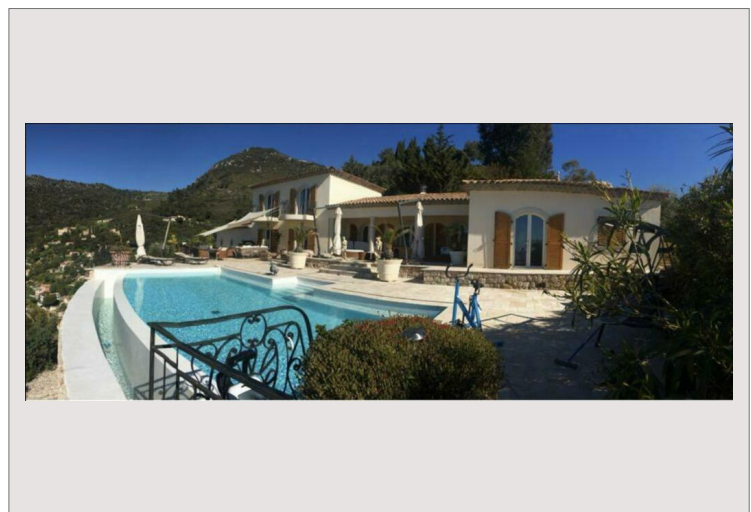
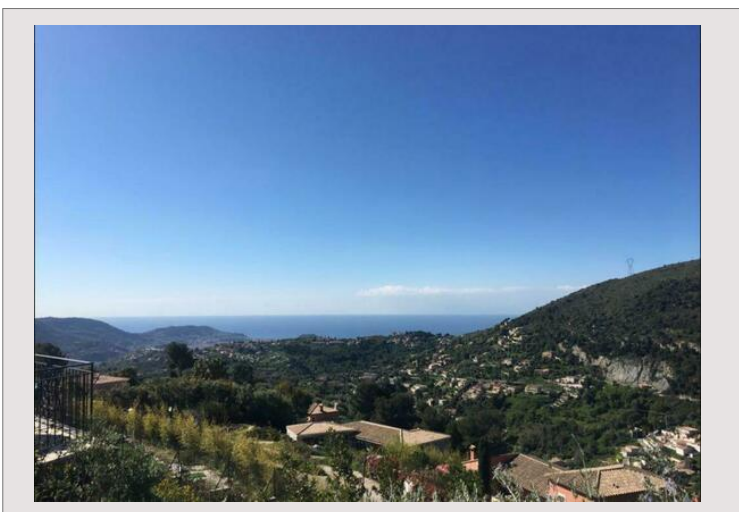
Key features:

- Sumptuous entrance
- Elegant dining room
- Refined living room
- Bookcase desk with 5m ceiling height and exposed beams
- Master bedroom with neo ballroom bathtub-shower
- Two large bedrooms upstairs with balcony and stunning sea views
- Beautiful bathroom with bathtub and toilet
- Usable cellars with a fully resin-covered basement (floors and walls)
- Two closed boxes, two covered parking spaces and the possibility to park up to 12 cars
- Plot of about 2200 m² with infinity pool offering panoramic sea views
- Various terraces to take full advantage of the outdoors
- Secure access through the cellars with an armoured door

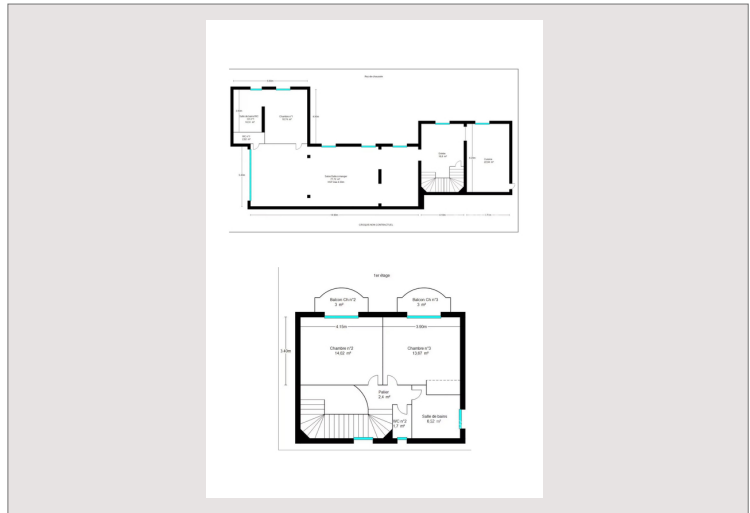
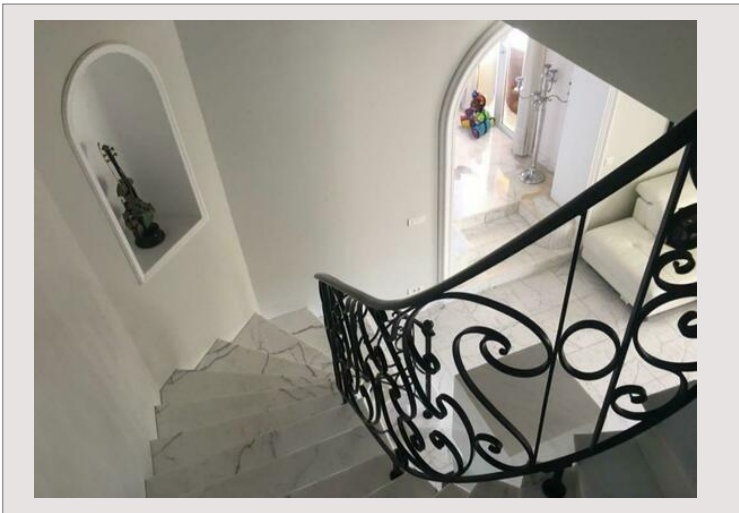
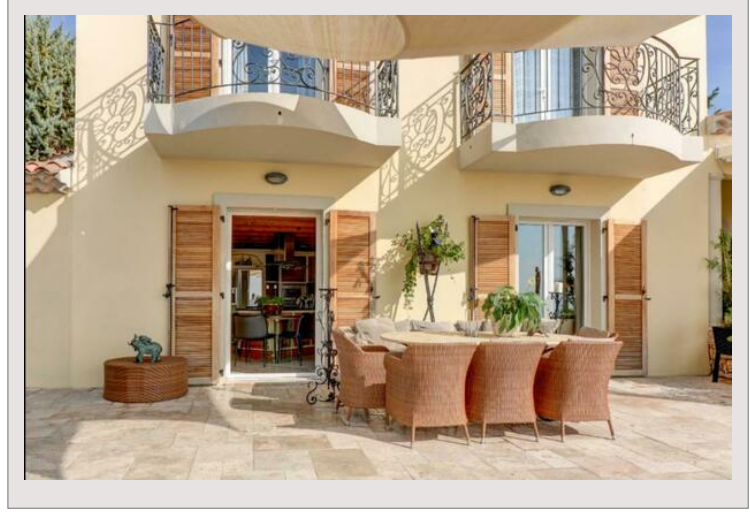
In addition, the property is equipped with a full alarm system including six discreetly concealed cameras, ensuring complete peace of mind.

Don't miss the opportunity to discover this unique real estate gem in an exceptional setting!

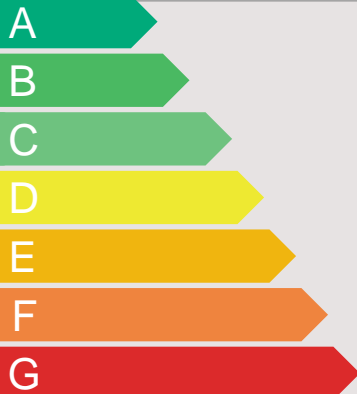
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logement très performant



113 kWh/m².an | 13 kg CO₂/m².an

logement extrêmement consommateur d'énergie