

Villa to discover absolutely

For sale France

2 550 000 €

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	City	Nice
Floor	RDC	Country	France
Release date	Quickly		

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.

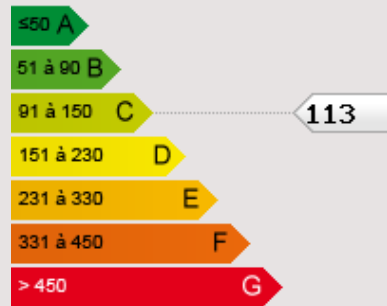
Don't miss the opportunity to discover this unique real estate gem in an exceptional setting!

For more information or to schedule a visit, please contact us at [Your phone number] or by email at [Your email address].

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Consommations énergétiques



Émissions de gaz à effet de serre

