



ARCHITECT-DESIGNED VILLA NEAR NICE WITH SALTWATER POOL



PROPERTY FACT FILE	
REFERENCE	A41754ROJ06
PRICE	€ 1,199,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	235 m ²
LAND	1780 m ²
TOWN	La Gaude
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Private parking, Mountain view
*Price based on current exchange rate which is subject to change	



- Resort style saltwater pool
- 15 minutes drive to the beach
- Fully furnished with designer interiors
- 200 m² pool deck with BBQ
- 15 minutes drive to the beach

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SALTWATER POOL ...

Ref : A4I754ROJ06

Located in the Domaine de l'Etoile, this exceptional 235 m² home features 5 bedrooms, a cathedral-style living room with a wood fireplace, exposed wooden beams, and sun-drenched interiors with southwest-facing orientation. The fully equipped, modern kitchen has a large central island and spacious dining area.

DESCRIPTION

This exceptional 5-bedroom villa combines peaceful hillside living with convenient access to the French Riviera's finest attractions. Located in the Domaine de l'Etoile, the property offers a serene lifestyle while remaining just 15 minutes from the sea and 20 minutes from Nice International Airport.

La Gaude, positioned in the scenic hills north of Saint Laurent-du-Var, is a charming Provençal village with authentic character and modern conveniences. The area is renowned for its elevated position offering spectacular panoramic views, mild weather, and exceptional quality of life.

The property's proximity to Nice Airport (just 9.5km) makes international travel extremely convenient, while the famous Promenade des Anglais and Nice's Old Town are accessible within a short drive. This represents a rare opportunity to enjoy hillside tranquility while maintaining the convenience of coastal living on the French Riviera.

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

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More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A4I754ROJ06>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

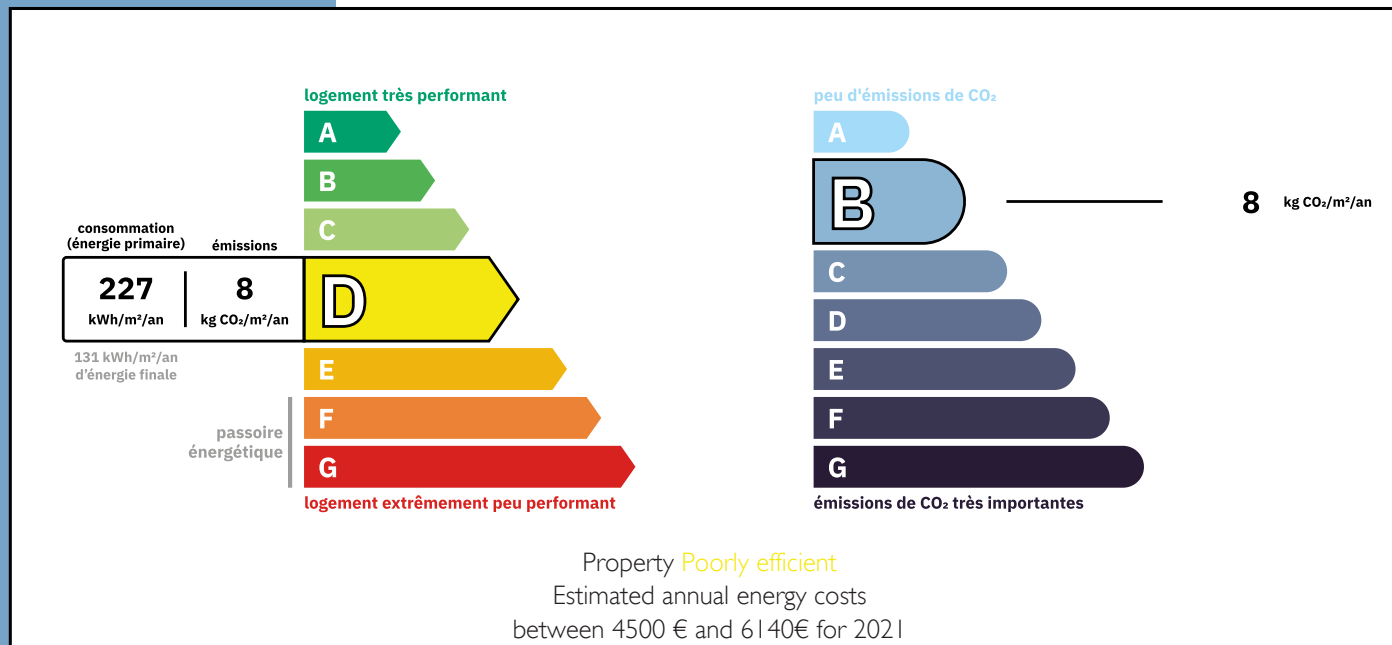
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ENERGIE-DPE



NOTICE

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CONTACT

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AND PHOTOS
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