LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

5-BED ART DECO VILLA IN CAP DE NICE IN PERFECT CONDITION – SEA VIEWS, SWIM SPA, PARKING IN PRIME LOCATION

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PROPERTY FACT FILE

REFERENCE	A47233VAP06
PRICE	€ 2,200,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	197 m²
LAND	332 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains drainage, Private parking, Detached

*Price based on current exchange rate which is subject to change

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- Rare detached villa in prime Cap de Nice
- Sea views and steps from Château de l'Anglais
- 5 bedrooms, 3 bathrooms across three levels
- Swim spa, sunny terraces and private parking
- Herringbone parquet, AC and excellent DPE: C

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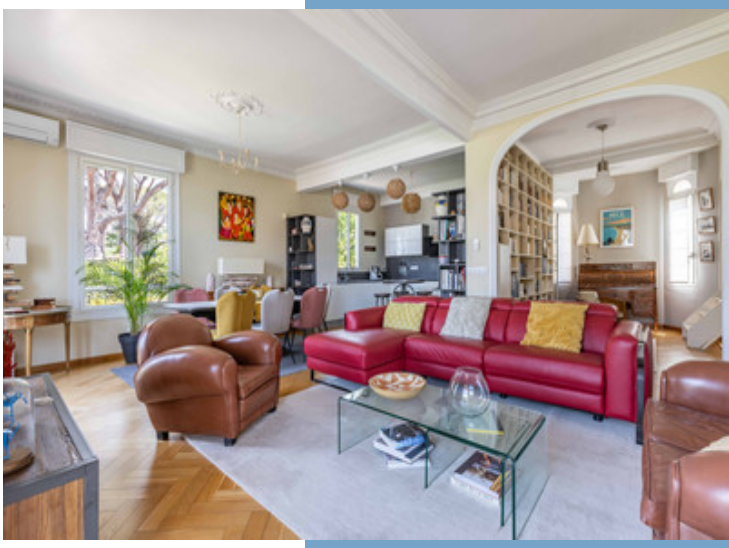
Vahe Pekmez and Leggett International Real Estate present a rarely available villa situated in one of the most prestigious addresses on the French Riviera, just steps from the iconic Château de l'Anglais in Cap de Nice.

DESCRIPTION

OVERVIEW:
Vahe Pekmez and Leggett International Real Estate present an exceptional find: one of the very few detached private houses in the world-renowned enclave of Cap de Nice. Built in 1936 in Art Deco style and preserved in pristine condition, this residence seamlessly marries the timeless grace of classic French Riviera architecture with the modern amenities of a luxury home.

The villa boasts 198 m2 of habitable living space and a total usable floor surface of 216 m2 distributed over three levels. Basking in natural Mediterranean light, the property enjoys commanding views across the azure sea, the coastline, and the surrounding historic estates.



Inside, refined period finishes set an immediate tone of elegance, including classic Hungarian herringbone parquet flooring, generous ceiling heights, and subtle architectural mouldings. Modern comforts have been thoroughly integrated throughout, including complete reversible air-conditioning, double glazing, an integrated swim spa pool on a private wooden deck, and an outstanding energy efficiency rating (DPE C / GES A). Private on-site parking completes this exclusive turn-key property.

LAYOUT:
The villa is arranged across three versatile, light-filled levels designed for both relaxed family living and entertaining:

Ground Level (Garden Level):
- Second living room / Garden lounge: 30 m2, opening directly through French doors onto the wooden sun deck and the private swim spa
- Bedroom 1: 14 m2
- Bedroom 2: 15 m2
- Shower r...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47233VAP06
COMPLETE FILE AND PHOTO ON REQUEST

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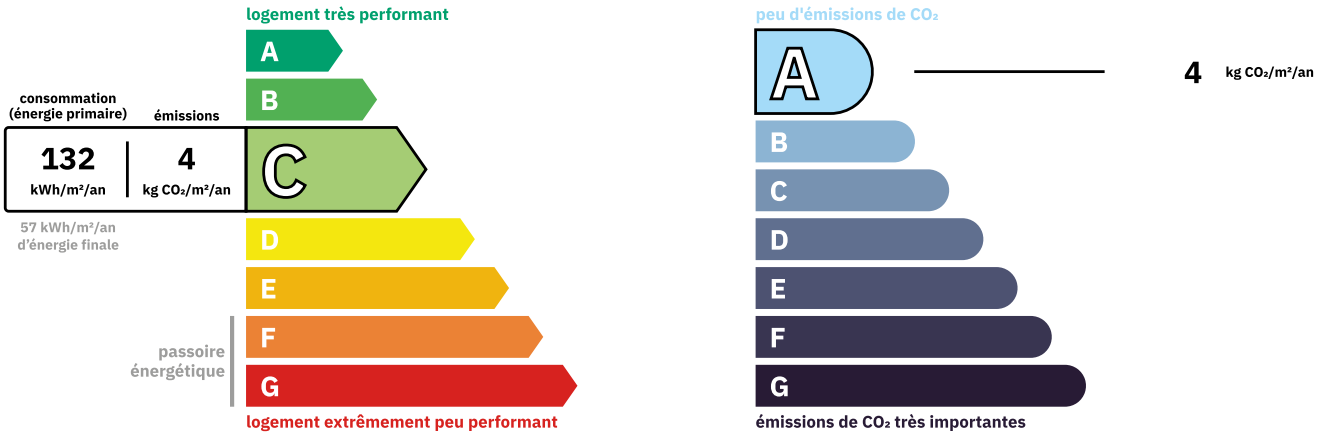
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2013 € and 2723€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A47233VAP06

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