



# Hamptons

INTERNATIONAL



**Nice, Alpes Maritimes, France**

4  2  2 

**£1,130,000**

**(€1,300,000)**

## Property details






### Key features

- Garden
- 0-2 km to amenities
- Mains Drains
- Terrace
- Mains
- Coastal
- Panoramic views
- 50 km or less to ferry
- Electricity on site
- Private parking

### Attributes

-  Swimming pool
-  Garage
-  Sea views
-  Garden

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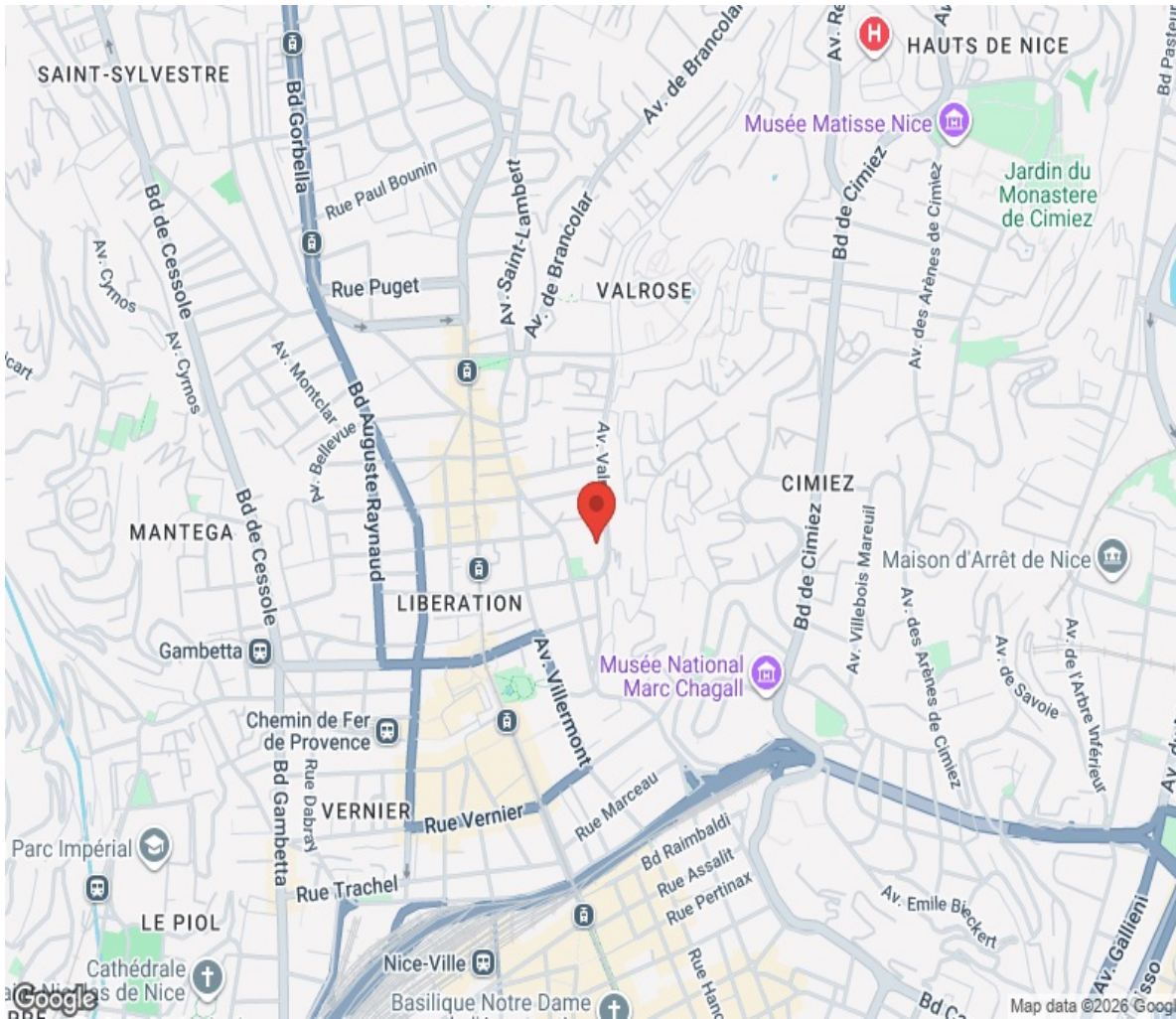
## Description

Charming 4-bedroom Nice Villa with Private Pool & Panoramic Sea Views - Perched on the sunny hillsides of northern Nice, this traditional Niçoise villa sits at the end of a quiet cul-de-sac, offering breathtaking, unobstructed views across the sea and the city skyline. Spanning 174m<sup>2</sup> across two floors on a spacious 430m<sup>2</sup> plot of land, the villa offers a versatile layout with 4 bedrooms, 2 bathrooms, a bright 29m<sup>2</sup> open-plan living and dining room, an equipped 16m<sup>2</sup> kitchen, and a lounge of 21.8m<sup>2</sup>. Original ceramic tiles and wood flooring give the home an authentic Niçoise character. Outside, behind the house, sits a private pool with panoramic sea views. The villa is surrounded by landscaped Mediterranean gardens filled with mature orange, lemon, and clementine trees. Finally, the property is fully air conditioned, with an enclosed garage and storage cellar included.





# Location



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**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**