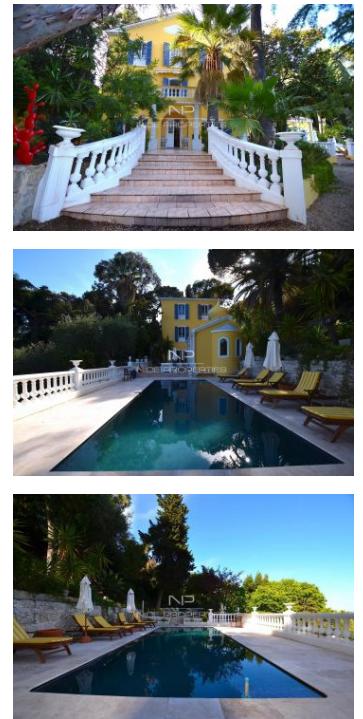


VILLA/HOUSE - 10 PIÈCE(S) - 380 M<sup>2</sup>

5 950 000 €



## DESCRIPTIF DETAILLE

Ref :

Surface :	380 M <sup>2</sup>	Surface séjour :	NC
Terrain :	3500 M <sup>2</sup>	Terrasse(s) :	NC
Style :		Exposition :	South
Niveaux :		Vue :	Unobstructed
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Excellent condition	Eau chaude :	NC
Pièce(s) :	10	Parking(s) :	NC
Chambre(s) :	0	Garage(s) :	NC
Bain/Douche :	NC	Cave :	NC
Toilette(s) :	NC	Taxe foncière :	NC

NICE / MAGNAN: Just 5 minutes from the Promenade des Anglais and all amenities, exceptional 380 m<sup>2</sup> prestige property with swimming pool set in 3500 m<sup>2</sup> grounds planted with magnificent trees, including olive, cedar, palm, eucalyptus, avocado and lemon.

The garden has been classified by the city of Nice as a Jardin Remarquable.

This unique three-storey villa with a beautiful sea view was built in 1940 by Nice notables and once belonged to the Russian nobility. It has 10 rooms, including 5 bedrooms, an office, a games room, a hammam, a sauna and a spa.

A playground and ample parking complete this rare property.

Agency fees 5% included, payable by the vendor. Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>

**PRESTATIONS :** Internet, Barbecue, Outdoor lighting, Alarm system, Intercom, Electric gate,



Agence NP Cannes

37, rue d'Antibes

06400 Cannes

Tél : +33 (0)4 93 68 51 51

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

Videophone, Swimming pool, Sauna, Spa, Playground, Air-conditioning