Agence NP Masséna

10 rue Masséna
06000 Nice
Tél : +33 (0)4 93 01 50 00
Email : info@nice-properties.fr

VILLA/HOUSE - 6 PIÈCE(S) - 240 M²

4 490 000 €





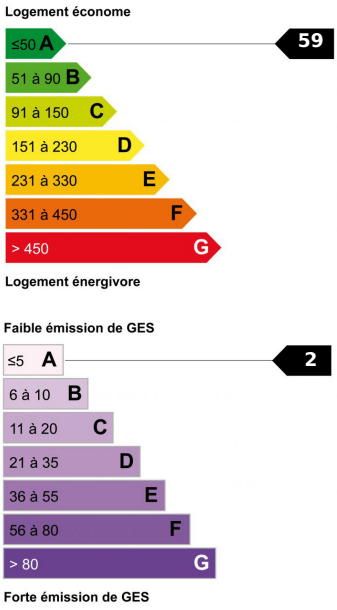




DESCRIPTIF DETAILLE

Ref : 11434

Surface :	240 M²	**Surface séjour :**	NC
Terrain :	995 M²	**Terrasse(s) :**	NC
Style :	CONTEMPORAIN	**Exposition :**	South, South-west
Niveaux :		**Vue :**	Panoramic
Mitoyenneté :	Non	**Chauffage :**	Air-conditioning
Etat :	Excellent condition	**Eau chaude :**	Individual
Pièce(s) :	6	**Parking(s) :**	NC
Chambre(s) :	4	**Garage(s) :**	1
Bain/Douche :	2	**Cave :**	NC
Toilette(s) :	1	**Taxe foncière :**	4 000,00 €



NICE MONT BORON: Sole agent, Nice Properties offers you for sale a magnificent, ultra-contemporary villa located in the prestigious Mont Boron area, boasting exceptional panoramic sea views in a quiet and sought-after residential setting, within easy reach of amenities, the sea, and the port.
The property features a spacious living room with an open-plan kitchen of approximately 100 sq m, bathed in light thanks to large bay windows opening onto a vast furnished terrace facing the Mediterranean.
The villa has four en-suite bedrooms, each with its own bathroom, offering comfort and absolute privacy. Ultra-high-end features include: full home automation, air conditioning throughout, marble, contemporary furnishings, and luxurious finishes.
Outside, a spectacular swimming pool with a landscaped deck enhances this rare property with its exceptional amenities, along with a pétanque court and a large garage. Agency fees of 5% are included and payable by the seller.

PRESTATIONS : Air-conditioning, Home automation, Double glazing, Sliding windows, Internet, Triple glazing, Irrigation sprinkler, Fence, Outdoor lighting, Alarm system, Videophone, Swimming

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pool, Aluminum window, Fire alarm system, Optical fiber, Electric gate, Security door