

VILLA/HOUSE - 6 PIÈCE(S) - 240 M<sup>2</sup>

4 490 000 €



## DESCRIPTIF DETAILLE

Ref : 11434

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

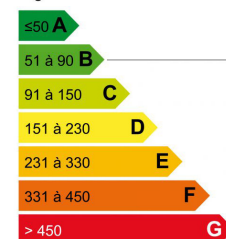
The property features a spacious living room with an open-plan kitchen of approximately 100 sq m, bathed in light thanks to large bay windows opening onto a vast furnished terrace facing the Mediterranean.

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

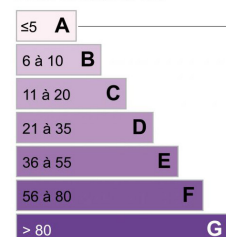
Logement économe



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Logement énergivore

Faible émission de GES



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Forte émission de GES

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