



Superbe Modern Villa - Sea View

4 350 000 €



DESCRIPTIVE :

Located in the residential area of Les Hespérides, in Cap de Nice, close to Villefranche and all amenities, this superb modern villa, tastefully renovated and just completed, benefits from breathtaking views of the Bay of Villefranche.

The villa, with a surface area of approx. 146SQ.M on a 728SQ.M of land, is spread over two levels and consists of: an entrance hall, a spacious living/dining room opening onto a sublime terrace and the swimming pool. A semi-open kitchen, a master bedroom with an en-suite bathroom and dressing room, and a bedroom with an en-suite shower room. All benefit from incredible sea views.

On the garden level, there are two bedrooms with cupboards and an en-suite shower room, as well as a large garage and a second garage converted into a laundry room.

The property enjoys absolute tranquility, just 20 minutes from Monaco and 30 minutes from Nice airport.

The villa has been completely renovated: waterproofing of the terraces, new aluminum exterior joinery, new electrical, plumbing, and sanitary fittings, individual air conditioning units for each room, and dual-flow ventilation.

In addition, it is luxuriously equipped: custom interior joinery, full-height stone kitchen countertops and splashbacks, high-end appliances (Siemens Studio Line), home automation, and more.

The house is presented and sold fully furnished.

A gem waiting to be discovered.

Condominium Property: No

Land tax: 10 516€/year

DETAILS



*146 m²



New



3



Facing south east



Villefranche Bay view

*marketable surface area

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Energy consumption: C - 111Kwh/m²/year

GHG emissions: A - 3 kg CO₂/m²/year

Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>

Agency fees will be fully paid by the seller.

REF: VF418

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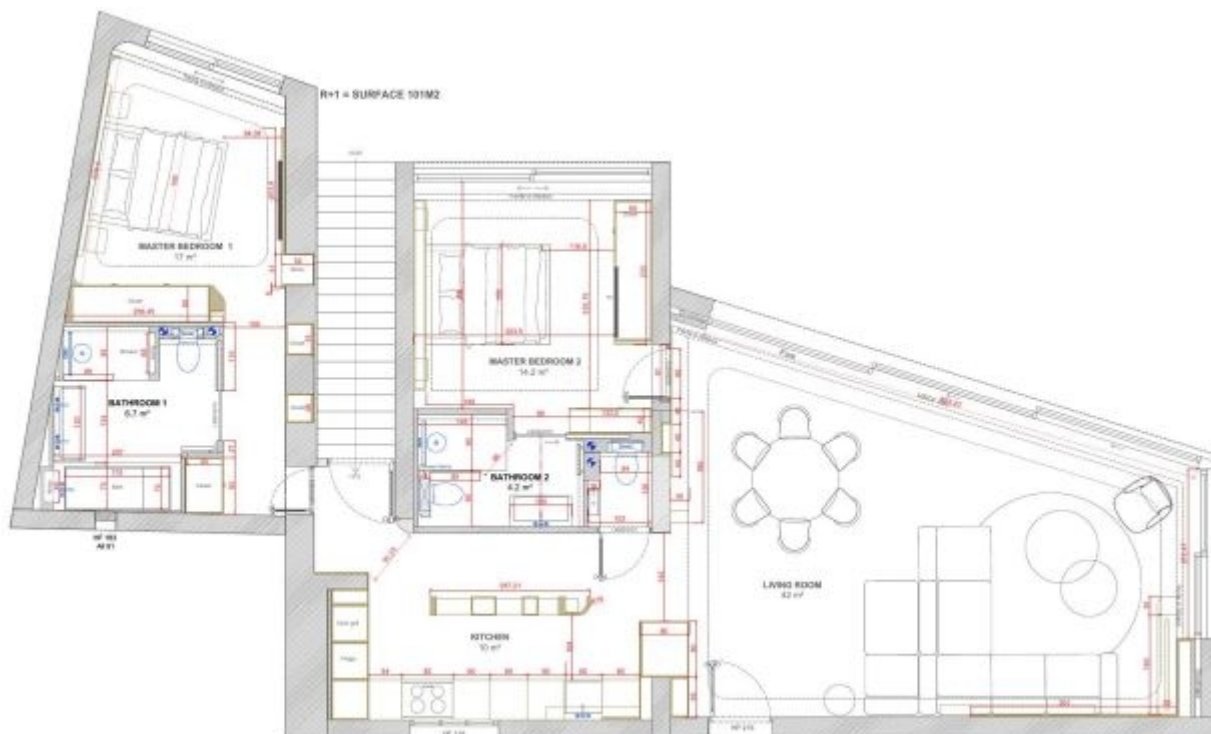
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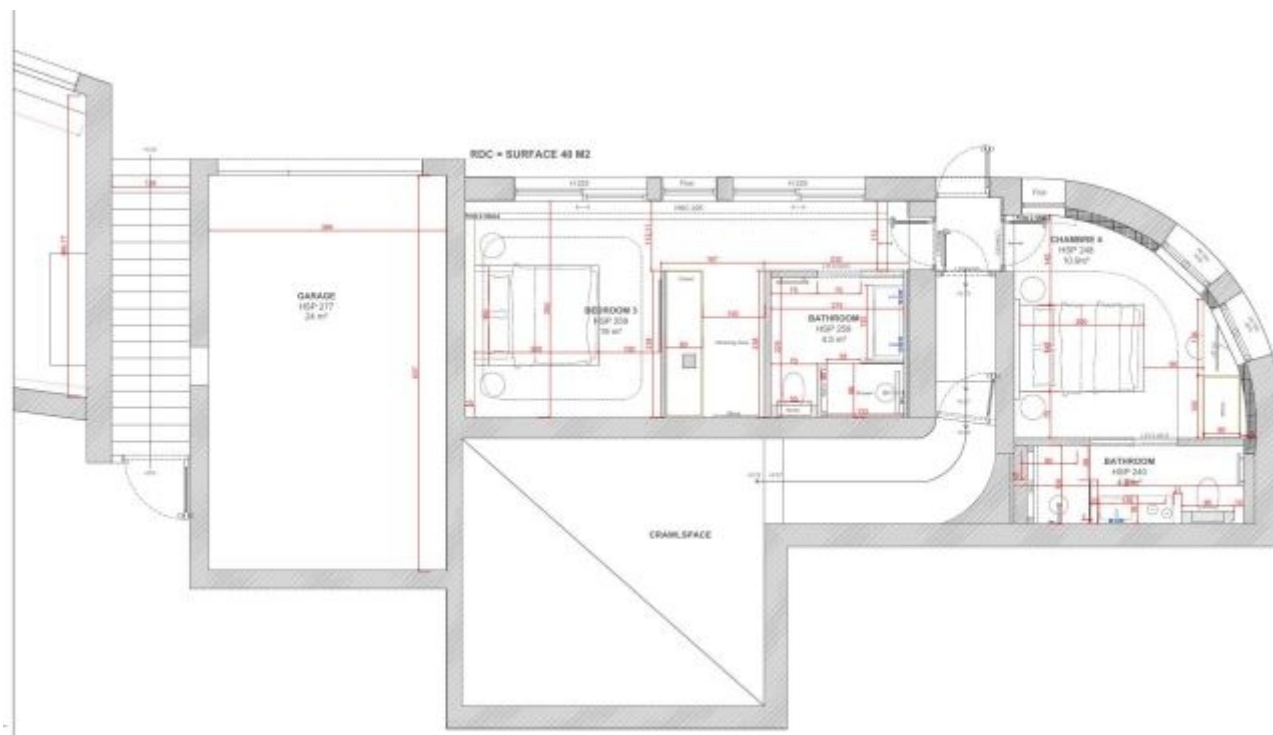
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