

CHARMING VILLA W/ POOL, GARAGE, SAUNA & GARDEN | 4 BEDS + GUEST UNIT | LOWER FABRON DISTRICT | 500M TO BEACH

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PROPERTY FACT FILE

REFERENCE	A38186VAP06
PRICE	€ 1,540,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	226 m²
LAND	897 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

*Price based on current exchange rate which is subject to change





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- Exceptional villa in prime location near coastline
- Fully renovated with premium finishes throughout
- Pool, BBQ area, Sauna & multiple terraces
- Independent guest suite on garden level
- Parking for 4+ cars & closed garage

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Located in the sought-after residential area of Lower Fabron in Nice, just 500 meters from the beach, this elegant 3-level villa offers 226 m² of habitable space on a beautifully landscaped plot.

Fully renovated with high-end finishes, the property features 4 to 5



DESCRIPTION

OVERVIEW:
Situated in the highly desirable Lower Fabron district of Nice, just a short 500-meter stroll from the beaches of the French Riviera, this beautifully appointed 3-storey villa offers 226 m² of living space on a generous 827 m² plot with mature landscaping and elegant outdoor areas.



Completely renovated to a high standard, the villa combines modern comfort with Mediterranean charm. It features 4 to 5 bedrooms, a private swimming pool, and multiple sunny terraces for alfresco dining or relaxing with friends and family.

The main floor comprises a bright open-plan kitchen, and an expansive living and dining area with soaring ceilings, creating a welcoming and airy atmosphere.

Upstairs, the master suite includes a luxurious bathroom with bath, shower, WC and a walk-in dressing room, as well as partial sea views. Two further bedrooms are located on this floor and share an additional bathroom and separate WC.

The garden level houses an independent apartment with its own entrance—perfect for guests, extended family, or generating rental income. This level also features a sauna.

Additional features include secure gated entry, a closed garage, parking for 3 to 4 vehicles, a built-in barbecue, multiple outside seating areas and useful storage rooms.



Close to schools, tram stops, and shops, this rare property is a unique chance to acquire a move-in-ready family home with spacious interiors and outdoor living in one of the most sought-after residential areas on the C..

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38186VAP06
COMPLETE FILE AND PHOTO ON REQUEST

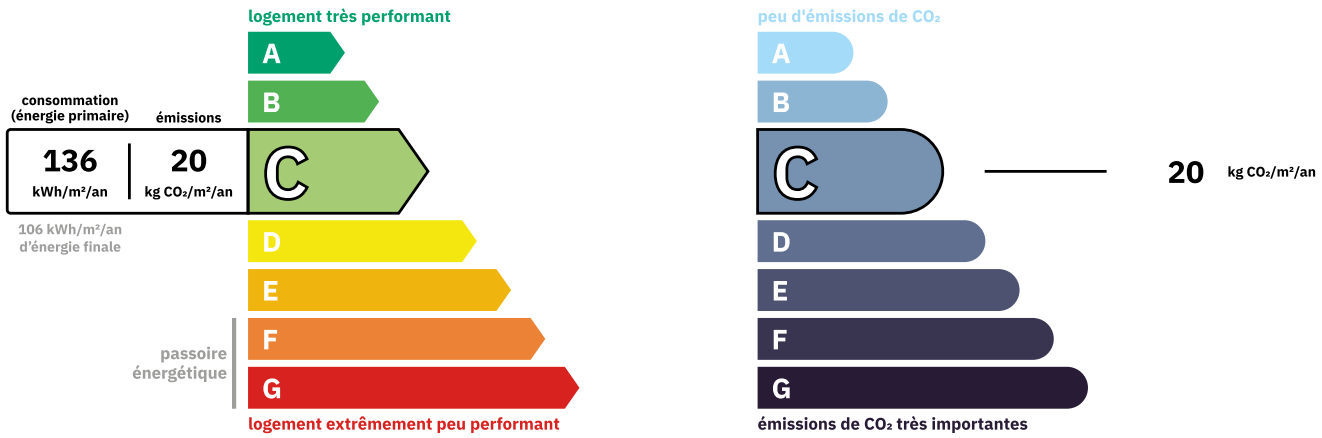
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2630 € and 3610€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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