







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

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CHARMING VILLA W/
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FABRON DISTRICT | 500M...







REFERENCE A38186VAP06

PRICE € 1,690,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 4

BATHROOM 3

ACCOMMODATION 226.24 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





- 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

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

DESCRIPTIF

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 ${\sf C}$

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A38186VAP06 COMPLETE FILE AND PHOTO ON REQUEST CHARMING VILLA W/
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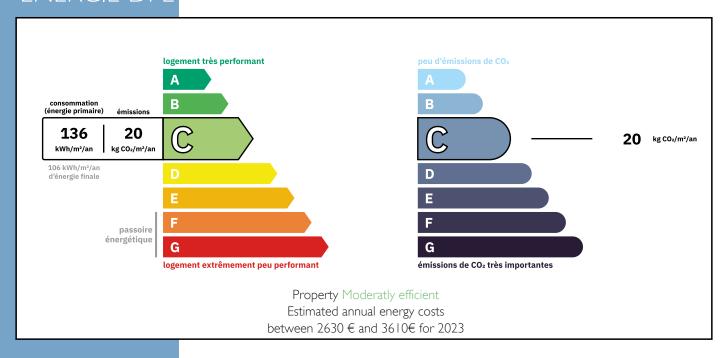




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Information about risks to which this property is exposed is available on the Géorisques website: https://www.georisgues.gouv.fr/

ENERGIE-DPE



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CONTACT

Réf: A38186 VAP06 FILE COMPLETE **AND PHOTOS** ON REQUEST



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