



RARE EXCLUSIVE SEAFRONT VILLA ON  
PROMENADE DES ANGLAIS IN NICE W/ 6 BEDS,  
PANORAMIC VIEWS & LUXURY RENOVATION

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BEDS, PANORAMIC VIEWS  
& LUXURY R...



## PROPERTY FACT FILE

REFERENCE	A38229VAP06
PRICE	€ 4,200,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	238 m <sup>2</sup>
LAND	372 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Private parking, Seaview, Fiber optic

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



- One-of-a-kind villa on Promenade des Anglais
- 6 spacious bedrooms, most with en-suite baths
- Prime seafront location and beautiful sea views
- Spacious interiors with large volumes
- Ideal for family living or luxury business use

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A rare gem on the Promenade des Anglais, this fully renovated 6-bedroom villa is one of only a handful of individual homes along Nice's iconic seafront—and even fewer in the sought-after section between Fabron and the Old Town.

## DESCRIPTIF

### OVERVIEW:

Situated on the prestigious Promenade des Anglais, this unique 6-bedroom villa is one of only a handful of individual houses on the seafront in Nice—making it an exceptionally rare opportunity in one of the Côte d'Azur's most iconic locations. Even rarer still is its coveted position between Fabron and the Old Town, just steps from the beach, shops, and city life.

Fully renovated from A to Z with high-end materials, this three-level property offers a total of 238 m<sup>2</sup> of refined interior space, generous volumes, exceptional brightness, and high ceilings throughout. All levels enjoy panoramic sea views, and the entire home has been fitted with air conditioning, double glazing, custom-made integrated closets and excellent insulation for year-round comfort.

Each level includes its own open-plan kitchen, living space, and two bedrooms, giving the flexibility to configure the villa as a prestigious family home, three independent luxury apartments, or a mix of residential and professional spaces. The layout is ideal for multi-generational living, luxury rentals, or business use.

A private gated courtyard offers parking for 4 vehicles, and the beaches of the French Riviera are quite literally at your doorstep.

### LAYOUT:

Lower Level (Bright Semi-Basement Level with Windows):

This cleverly designed lower level offers natural light and high-quality finishes—making it ideal for guest accommodation, private office use, or rental unit.

- A large entrance hall on the gr

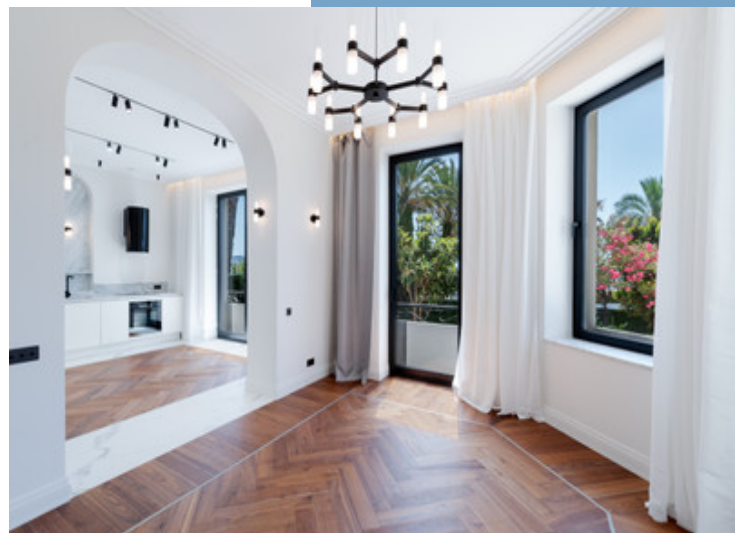
More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38229VAP06>

COMPLETE FILE AND PHOTO ON REQUEST

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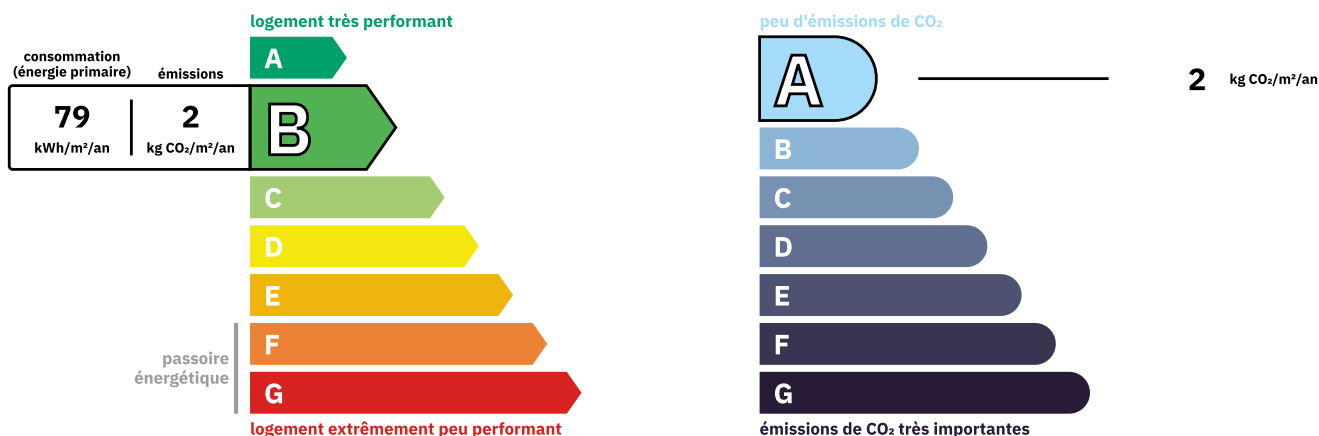


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## ENERGIE-DPE

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



Property Efficient  
Estimated annual energy costs  
between 1470 € and 2040€ for 2023

## NOTICE

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## CONTACT

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AND PHOTOS  
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