



EXCEPTIONAL 8-BEDROOMS HOUSE ON THE  
HEIGHTS OF PARC IMPÉRIAL, WITH SEA AND HILL  
VIEWS AND 2,500 M<sup>2</sup> OF LAND.



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## PROPERTY FACT FILE

REFERENCE	A39136VAP06
PRICE	€ 2,395,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	7
ACCOMMODATION	281 m²
LAND	2500 m²
TOWN	Nice
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Private parking, Seaview

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



- Unique villa designed by a renowned architect
- Light and south-facing exposure
- 280 m<sup>2</sup> on three levels, with separate suites
- 2,500 m<sup>2</sup> flat plot, landscaped garden, pool
- Absolute tranquility just minutes from downtown

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On the heights of Parc Impérial, a superb 280 m<sup>2</sup> neo-Provençal villa designed by Andréï Svetchine, offering panoramic sea views from Mont-Boron to Cap d'Antibes. High-end amenities: living room with fireplace, dining room, fully equipped kitchen, five suites, modular spaces, sunny terraces. Flat land of 2,500 m<sup>2</sup> with landscaped garden,

## DESCRIPTIF

### OVERVIEW

Nestled in the sought-after heights of Parc Impérial in Nice, this exceptional 280 m<sup>2</sup> property is the work of renowned architect Andréï Svetchine, known for his talent in combining timeless elegance with modern comfort. The villa, in neo-Provençal style, charms with its harmonious silhouette, noble materials, and ability to offer a refined lifestyle in the heart of the French Riviera. Facing south, it enjoys optimal light and a panoramic sea view stretching from Mont-Boron to Cap d'Antibes. The atmosphere is that of a residence that is both luxurious and welcoming, designed to allow you to fully enjoy moments of relaxation with family or friends in a privileged setting.

### LAYOUT

The villa is spread over three levels, each designed to combine comfort, privacy, and conviviality.

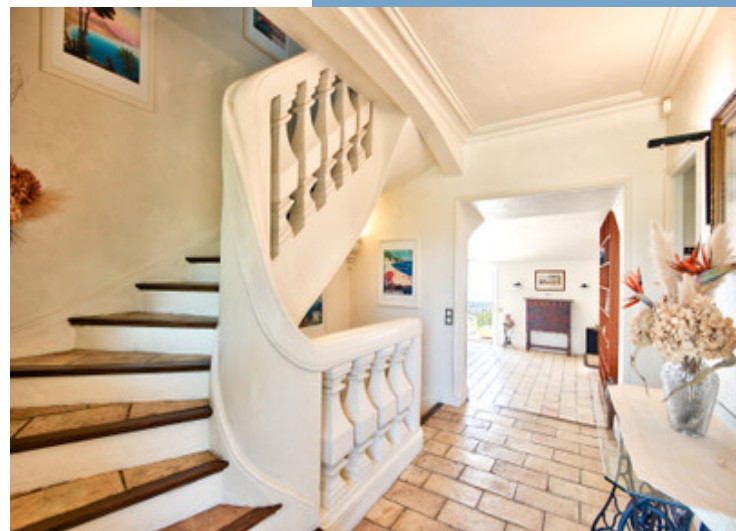
Ground floor: The entrance opens onto a spacious living room bathed in light thanks to large bay windows. The period fireplace adds warmth and character, while the adjoining terrace invites you to enjoy the breathtaking view of the Mediterranean. The adjoining dining room connects to a fully equipped kitchen, which opens onto a covered terrace with a barbecue area, perfect for summer meals. The elegant and spacious master suite has a bathroom with separate bath and shower, separate toilet, and a large dressing room.

Garden level: Three independent suites, each with direct access to the garden and pool, ensure comfort and privacy for your guests. There is also a cozy pool house, a laundry

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39136VAP06>

COMPLETE FILE AND PHOTO ON REQUEST



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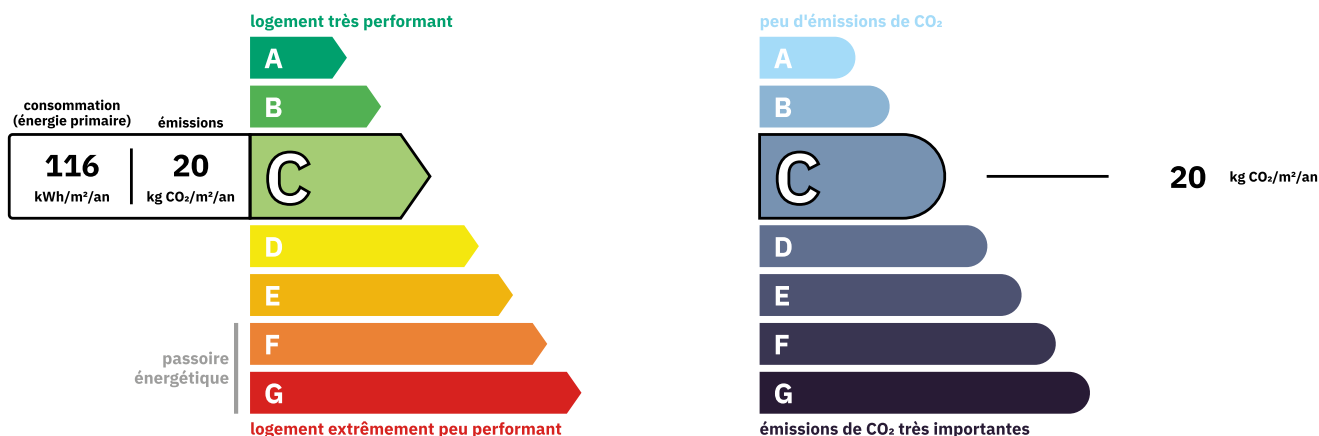


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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 3310 € and 4550€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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

Réf : A39I36VAP06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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