

ARCHITECT-DESIGNED VILLA NEAR NICE WITH SALTWATER POOL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

ARCHITECT-DESIGNED VILLA NEAR NICE WITH SALTWATER POOL ...





PROPERTY FACT FILE

REFERENCE	A41754ROJ06
PRICE	€ 1,199,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	235 m²
LAND	1780 m²
TOWN	La Gaude
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Private parking, Mountain view

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Resort style saltwater pool
- 15 minutes drive to the beach
- Fully furnished with designer interiors
- 200 m² pool deck with BBQ
- 15 minutes drive to the beach

ARCHITECT-DESIGNED VILLA NEAR NICE WITH SALTWATER POOL ...

Ref : A41754ROJ06

Located in the Domaine de l'Etoile, this exceptional 235 m² home features 5 bedrooms, a cathedral-style living room with a wood fireplace, exposed wooden beams, and sun-drenched interiors with southwest-facing orientation. The fully equipped, modern kitchen has a large central island and spacious dining area.



DESCRIPTION

This exceptional 5-bedroom villa combines peaceful hillside living with convenient access to the French Riviera's finest attractions. Located in the Domaine de l'Etoile, the property offers a serene lifestyle while remaining just 15 minutes from the sea and 20 minutes from Nice International Airport.

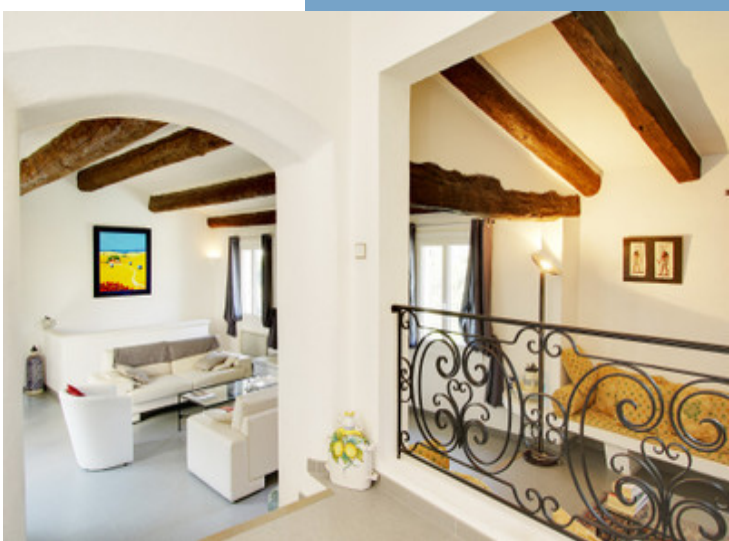
La Gaude, positioned in the scenic hills north of Saint Laurent-du-Var, is a charming Provençal village with authentic character and modern conveniences. The area is renowned for its elevated position offering spectacular panoramic views, mild weather, and exceptional quality of life.

The property's proximity to Nice Airport (just 9.5km) makes international travel extremely convenient, while the famous Promenade des Anglais and Nice's Old Town are accessible within a short drive. This represents a rare opportunity to enjoy hillside tranquility while maintaining the convenience of coastal living on the French Riviera.

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

...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41754ROJ06

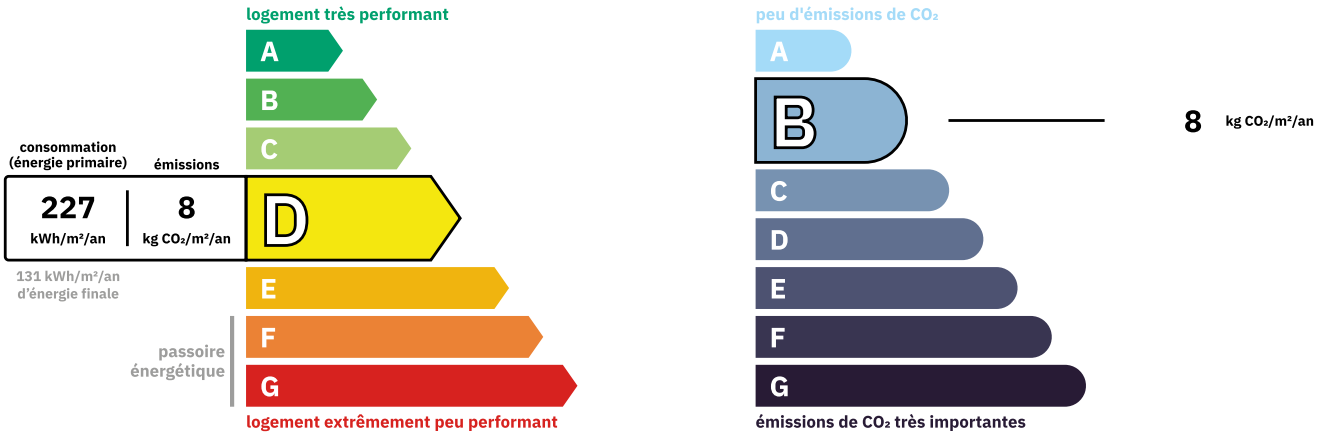
COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

Ref : A41754ROJ06

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4500 € and 6140€ for 2021

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A41754ROJ06
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr