



ARCHITECT-DESIGNED VILLA NEAR NICE: 235 M²
RETREAT WITH SALTWATER POOL AND
MOUNTAIN VIEWS

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PROPERTY FACT FILE	
REFERENCE	A41754ROJ06
PRICE	€ 1,199,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	235 m ²
LAND	1780 m ²
TOWN	La Gaude
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Private parking, Mountain view
<small>*Price based on current exchange rate which is subject to change</small>	



- Private 1,780 m² grounds with resort style pool
- Cathedral-style living room with wooden beams
- Sold fully furnished with designer interiors
- 200 m² pool deck and outdoor kitchen / barbeque
- Just 15 minutes drive to Mediterranean beaches

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Imagine stepping into your own private resort, where a magnificent saltwater pool becomes the centerpiece of everyday living in this incredible, architect-designed villa. Located in the Domaine de l'Etoile, this exceptional 235 m² home features 4 spacious bedrooms, a cathedral-style living room with an inviting wood fireplace and

DESCRIPTION

This exceptional 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 Mediterranean 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. Residents enjoy easy access to local shops and authentic French restaurants in the village center. The villa benefits from excellent connectivity: the A8 motorway is easily accessible for quick travel along the coast, while regular bus services connect to Nice city center and the surrounding Côte d'Azur communities.

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>

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

COMPLETE FILE AND PHOTO ON REQUEST

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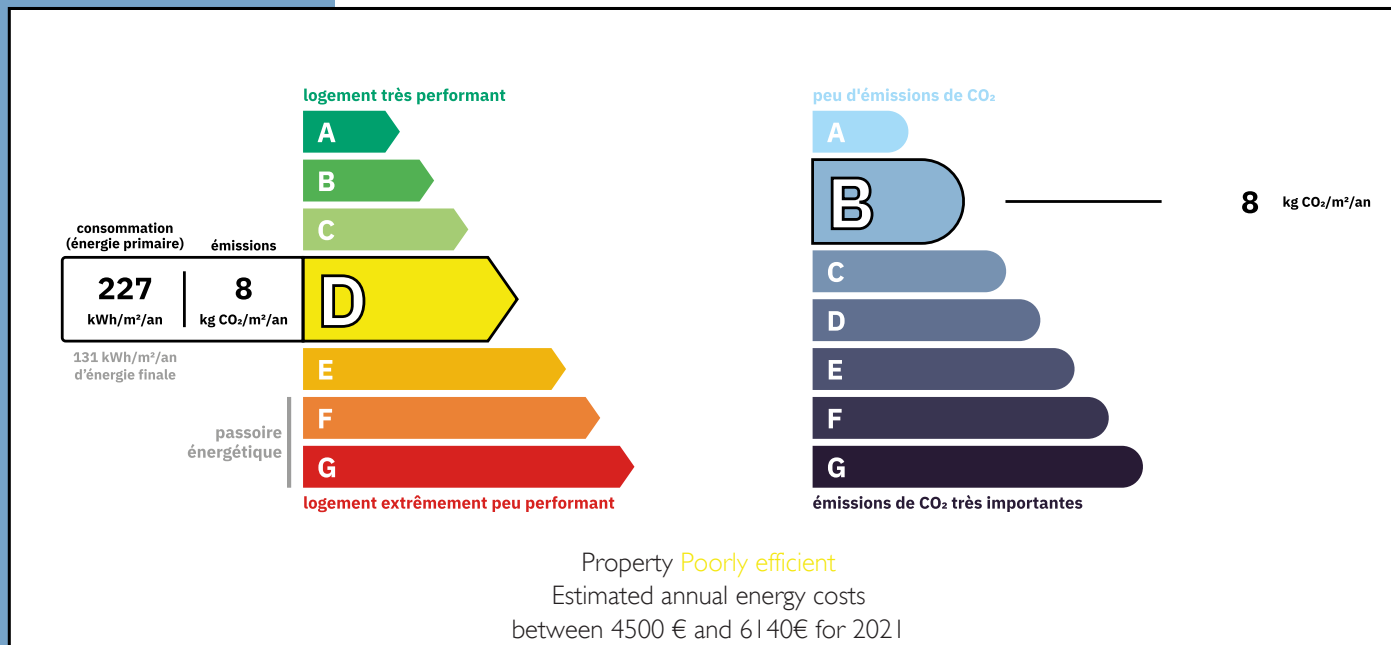


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ENERGIE-DPE



NOTICE

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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 :A41754ROJ06
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