



## CHARMING 4-BEDROOM NICE VILLA WITH PRIVATE POOL & PANORAMIC SEA VIEWS

CHARMING 4-BEDROOM  
NICE VILLA WITH PRIVATE  
POOL & PANORAMIC SEA  
VIEWS...



PROPERTY FACT FILE	
REFERENCE	A44073ROJ06
PRICE	€ 1,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	174 m <sup>2</sup>
LAND	430 m <sup>2</sup>
TOWN	Nice
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Pool with unobstructed sea views
- Landscaped 430m<sup>2</sup> gardens
- Private hillside location, 10 min to center
- Fully air conditioned
- Enclosed garage and cellar

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Perched on the sunny hillsides of northern Nice in the Mantega neighborhood, this traditional Niçoise villa sits at the end of a quiet cul-de-sac, offering breathtaking, unobstructed views across the sea and the city skyline.

## DESCRIPTION

This stunning 4-bedroom villa of 174m<sup>2</sup> sits on a 430m<sup>2</sup> plot of land. The property offers a bright 29m<sup>2</sup> open-plan living and dining room, a fully equipped 16m<sup>2</sup> kitchen, and an additional lounge located on the ground floor.

The property has a private swimming pool, a large front terrace and garden, an enclosed garage and a storage cellar.

Key Features:

- Outdoor barbecue
- Swimming pool (27m<sup>2</sup>)
- Private one car garage (15m<sup>2</sup>)
- Extensive, mature garden with fruit trees (orange, blood orange, mandarin, lemon)
- Automatic watering system in garden
- Storage cellar
- Original oak parquet wood flooring, mosaics and tiles
- Fiber optic internet
- Intercom
- Double glazing
- Aluminum windows

Set on Nice's northern hillside in the Mantega neighborhood, this villa enjoys a rare combination of privacy and proximity — a peaceful, green retreat within just 10 minutes of the city center by car. The property is located only 1.5km from the vibrant Marché de la Libération, one of Nice's most famous outdoor markets.

The surrounding neighborhood offers convenient access to a full range of local amenities including shops, schools, restaurants, and other facilities. For those relying on public transport, Bus Line 57 provides a direct connection to Nice city center and the Nice-Ville train station, while Bus Line 8 runs directly to the Promenade des Anglais. Nice Côte d'Azur International Airport is approximately 9km away, making this an equally practical choice for frequent travel...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44073ROJ06>

COMPLETE FILE AND PHOTO ON REQUEST

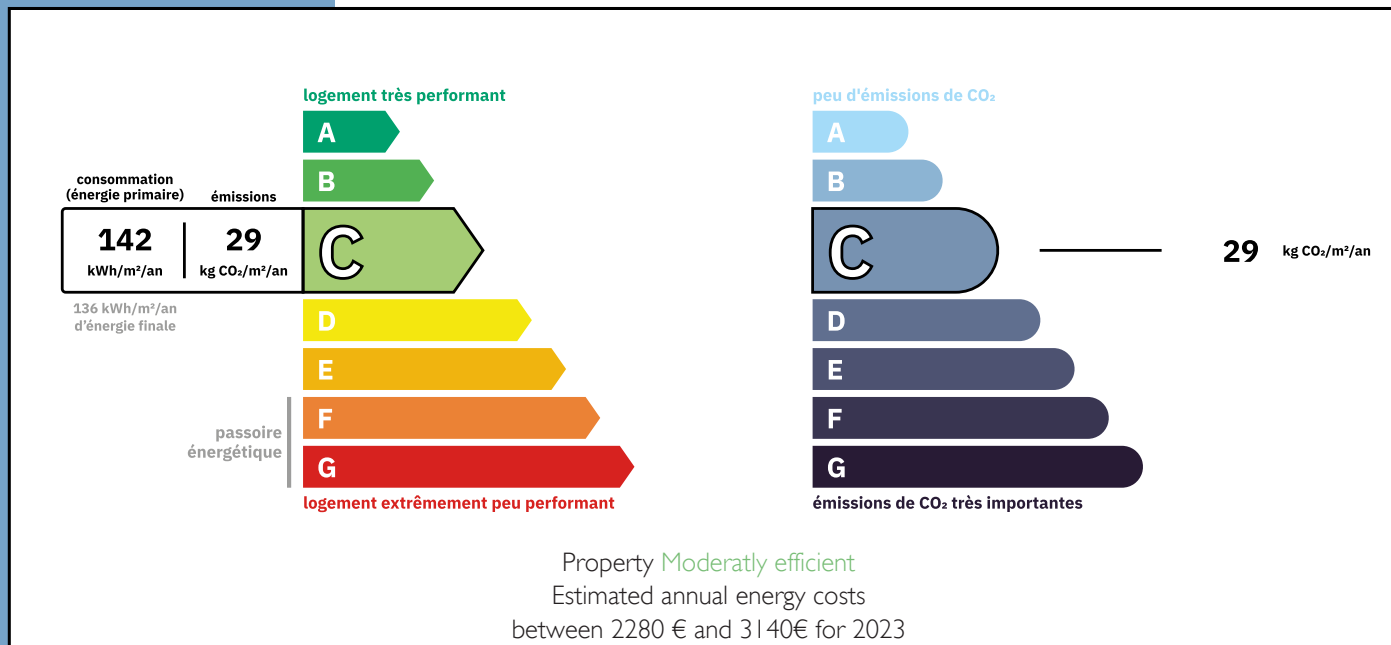


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A44073ROJ06  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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