



Nice – Renovated Luxury Villa with Pool & Panoramic Views

For sale 4 350 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 8
<i>District</i> Mont Boron	<i>City</i> Nice
<i>Country</i> France	<i>Living area</i> 146 m²
<i>Land area</i> 728 m²	<i>Bedrooms</i> 4
<i>Parking</i> 1	<i>Ref.</i> VFO-PRT-001

Nice - Fully renovated luxury villa at 42 Avenue des Hespérides, 146 m² living space on 728 m² plot. 4 bedrooms, 4 bathrooms, terraces, panoramic views, and a private pool. Fully furnished with high-end finishes, domotics, and individual climate control.

Nice - fully renovated luxury villa with panoramic views, spanning 146 m² on a 728 m² plot. On the ground floor, enjoy a spacious living room, fully equipped kitchen, two bedrooms each with en-suite bathroom (including one with bath), and WC, opening onto a large terrace and private pool. The lower level features two additional bedrooms with storage, en-suite bathrooms, a large garage, and a second garage converted into a laundry room. The villa has been completely modernized with new terrace waterproofing, aluminum exterior joinery, new plumbing and electricity, high-end appliances (Siemens Studio Line), custom interior joinery, stone kitchen worktops, domotic systems, and individual air conditioning in each room. Sold fully furnished. Agency fees of 5% included.

Key Features :

- 8 main rooms / 4 bedrooms / 4 bathrooms
- Living area: 146 m²



- Plot: 728 m²
- Fully renovated, luxury finishes
- Panoramic views
- Large terrace & private pool
- 2 garages (one converted to laundry)
- Domotics & high-end appliances
- Individual air conditioning per room
- Sold fully furnished

Composition by Levels

- **Ground floor:**

- Living room
- Kitchen
- 2 bedrooms, each with en-suite bathroom (1 with bath)
- Independent WC
- Terrace & pool access

- **Lower garden level (R-1):**

- 2 bedrooms with storage
- 2 en-suite bathrooms
- 1 large garage
- 1 garage converted into laundry room

- **Technical info :**

- Full renovation: terrace waterproofing, electricity, plumbing, sanitary
- Aluminum exterior joinery
- Custom interior joinery
- Stone kitchen countertops & full-height backsplash
- Siemens Studio Line appliances
- Domotics
- Individual air conditioning per room
- Double-flow ventilation (VMC)
- Private pool

- **Legal Information**

- Price: €4,350,000 including 5% agency fees















