



## Exceptional architect's property with luxurious amenities

For sale

Sole agent

4 500 000 €

Product type <b>Villa</b>	Num rooms <b>14</b>
City <b>Nice</b>	Country <b>France</b>
Living area <b>600 m<sup>2</sup></b>	Land area <b>5 000 m<sup>2</sup></b>
Total area <b>5 600 m<sup>2</sup></b>	Bedrooms <b>+5</b>
Bathrooms <b>+5</b>	Parkings <b>5</b>
Cellar <b>1</b>	Condition <b>Luxurious services</b>
View <b>Sea and mountain</b>	Exposure <b>South</b>
Ref. <b>FR2019</b>	

On a private plot of more than 5000 m<sup>2</sup>, quiet and secluded guaranteeing maximum privacy, this sumptuous villa of more than 600 m<sup>2</sup> with 2 swimming pools (indoor and outdoor), tennis courts, gym, consisting of 14 main rooms and many annexes.

The villa is easily accessible and is located 15 minutes from the beaches of Nice, 25 minutes from Monaco and 30 minutes from Italy.

The villa occupying 2 levels, comprises 14 main rooms as well as several annexes, is rented fully furnished and equipped is composed as follows :

- On the ground floor: entrance with two stairs on either side of the hall, a heated indoor pool, a sauna, a hammam, a bathroom, toilet, a laundry room, a gym with home cinema room, two bedrooms with wardrobes and en suite bathrooms and toilet , an office, a caretaker's lodge (3 rooms), a wine cellar, a



cellar.

- Upstairs: a hall, a triple reception of more than 70 m<sup>2</sup>, a dining room overlooking the pool view terrace, a high-end kitchen overlooking the south-facing terrace, a master master bedroom (jacuzzi, bathroom, wardrobes, toilet, sea view terrace), 3 master bedrooms with adjoining shower room and toilet, a bathroom, a veranda.
- Annexes: 3 large garages, 5 car parks, professional tennis courts, a large outdoor swimming pool with fountains and pool house, a summer kitchen with bathroom and toilet, a garden surrounding the house, terraces, wooded park.



