



## CAP DE NICE - VILLA - SEA VIEW - RENOVATED

For sale

Co-exclusive

2 200 000 €

Product type

**House**

Num rooms

**+5 rooms**

City

**Nice**

Country

**France**

Living area

**198 m<sup>2</sup>**

Land area

**332 m<sup>2</sup>**

Bedrooms

**5**

Bathrooms

**3**

Floor

**3**

View

**Sea**

Ref.

**PE-FR-VENTE-CAP DE NICE**

Ideally located in the heart of the highly sought-after Cap de Nice, this elegant and completely renovated villa enjoys an exceptional sea view and develops a living area of approximately 198 m<sup>2</sup> on a plot of 332 m<sup>2</sup>

Spread over three levels, you will discover on the garden level a large living space of more than 30 m<sup>2</sup>, two bedrooms, a bathroom and a laundry room. This floor opens directly onto the outdoors and the swim spa.

The first level hosts the main reception room composed of a bright living room with dining room of more than 45 m<sup>2</sup> and a contemporary open kitchen. The whole enjoys a magnificent view of the sea and opens onto a pleasant terrace. A library, a superb master suite of more than 27 m<sup>2</sup> and a guest toilet complete this level.

On the top floor, two additional bedrooms share a shower room.









