



7 930 000 €

**For sale house**

**Surface : 300 m²**

**Surface of the living : 75 m²**

**Surface of the land : 1607 m²**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : roof terrace**

**Features :**

pool, pool house, jacuzzi spa, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

4 terraces

1 bathroom

3 showers

5 WC

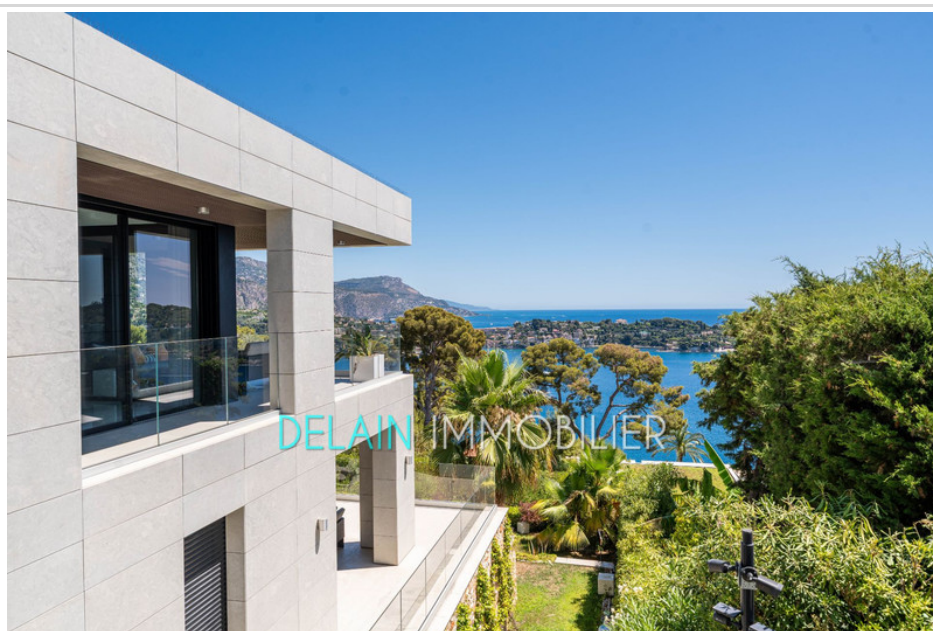
1 garage

8 parkings

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 2412 Nice

Nice. Mont-Boron. This contemporary villa of more than 317m², with potential for expansion, is situated in a privileged location offering complete tranquility and breathtaking views of St Jean Cap Ferrat and Villefranche Bay. The surroundings are exceptional and enjoy total privacy. From the moment you enter this villa, the sea view captivates you and extends through all the main rooms. The layout is as follows: entrance with wardrobe and toilet, double living room, kitchen with family room, master suite, followed by two en-suite bedrooms; an elegant staircase leads to the lower level, which includes a bedroom with bathroom, a gym with sauna, and a wine cellar. An independent apartment complements this layout: living room with kitchenette, bedroom, and bathroom. It's perfect for hosting guests or accommodating a caretaker. All major rooms open onto lovely terraces and the exotic garden measuring 1607m², where many Mediterranean plants...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 2390 and 3440 € (reference year 2023)  
Document non contractuel - 09/12/2025

