

# UNIC ! BEAUTIFUL WATERFRONT PROPERTY - DIRECT ACCESS TO THE SEA

6 990 000 €

Ref 2091 EF

Nice - House / Villa 3552 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Magical location ! Exceptional waterfront property with swimming pool and direct access to the sea. Fully renovated, located just a 5-minute drive from the port and Nice's old town, and within walking distance to shopping center, and public transport. A haven of peace and quiet, with breathtaking water coast views, this charming property is very private, and extends over approximately 3,000m<sup>2</sup> of land, stretching all the way to the Mediterranean. This 330m<sup>2</sup> (3,600 sq ft) villa, spread over 3 levels, has been completely renovated, offering bright spaces and spectacular sea views from every room: - Two spacious reception rooms opening onto terraces overlooking the Mediterranean - 1 master suite with bathroom, shower, toilet, dressing room, and panoramic terrace - 3 en-suite bedrooms with 3 shower rooms, 3 toilets, and dressing rooms - 1 library - Fully equipped kitchen, laundry room - Numerous hallways and storage areas Other: Swimming pool, parking for 3 cars, recent and high-quality renovation (2023), fully air-conditioned, double-glazed windows, mains drainage, and a heat pump. Irresistible place for lovers of the seafront and the exceptional !

## Emmanuelle FURRER

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Vaneau Collection Privée  
Cannes by Impact  
45 , Boulevard de la Croisette  
06400 Cannes

**Price :** 6 990 000 €

**Surface :** 3552 sq ft

**Rooms :** 7

**Bedrooms :** 4

**Bathrooms :** 4

**Shower rooms :** 0

**Garden :** Yes

**Elevator :** Yes

**Swimming pool :** Yes

**Intercom :** Yes

**Alarm :** Yes

**Terrace :** Yes



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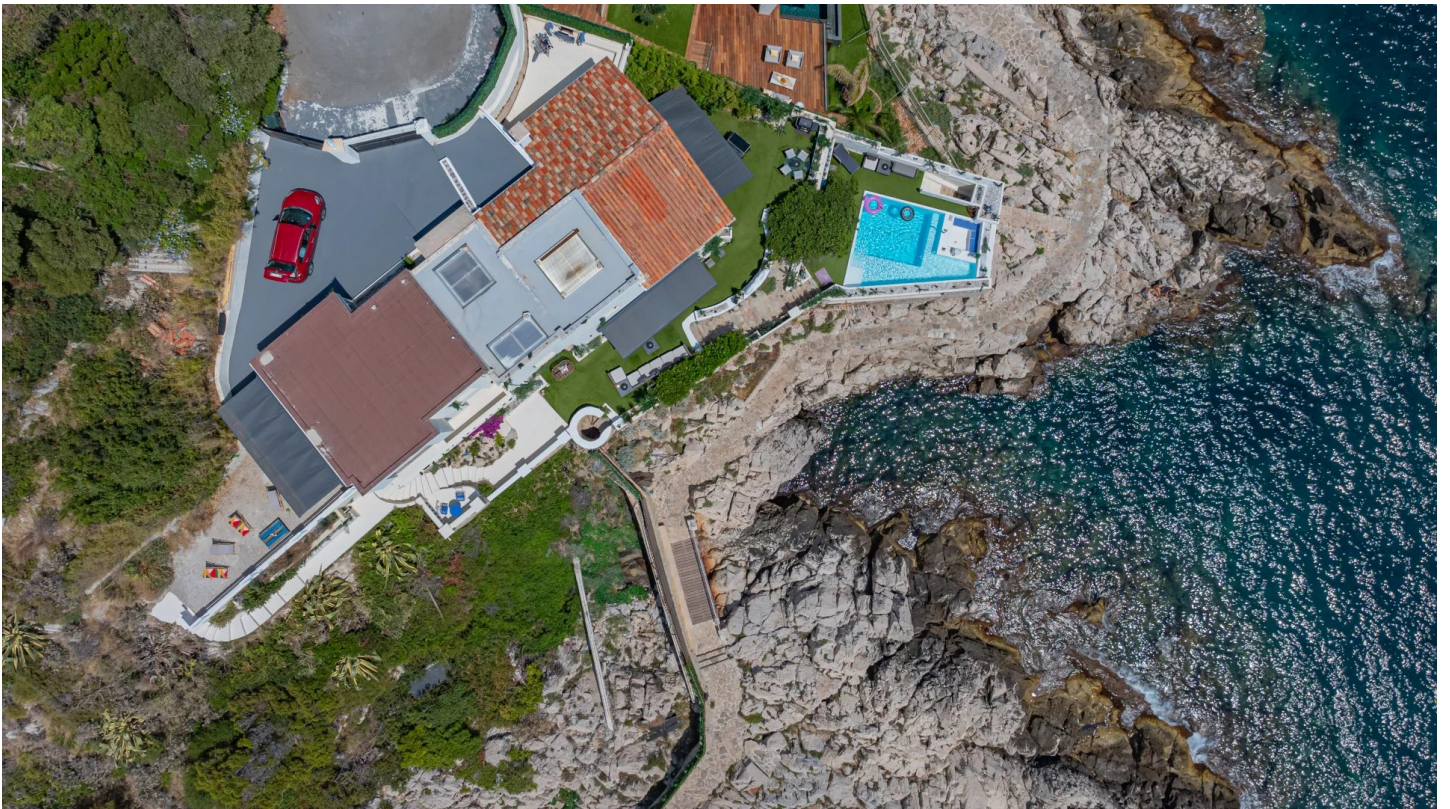
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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés