



Luxury Estate With 2 Houses for Sale in Gilette France

Agent Info

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Listing details

Property for: Sale
Price: USD 1,744,772.11

Location

Country: France
ZIP code: 06830
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Description:
Luxury Estate With 2 Houses for Sale in Gilette France

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5198-4994 Rte de Gilette, 06830 Gilette, France

Sanctuary Above the Estéron: A Private Riviera Estate

Location: Near Gilette, Alpes-Maritimes, France

Price: €1,500,000

Discover unparalleled privacy and breathtaking panoramas in this unique luxury estate, perched more than 300 meters above sea level. Situated on the ruggedly beautiful slopes overlooking the Estéron River, this property offers a rare combination of absolute isolation and proximity to the glitz of the Côte d'Azur.

The Residence & Grounds



Spanning 6,700 m² across three distinct parcels, the estate features a main villa built in 1978 that has been meticulously maintained and recently reinforced with seven concrete underpinning platforms for lifelong structural peace of mind.

- * Main House: 100+ m² of elegant living space featuring 3 spacious bedrooms and 2 bathrooms.
- * The Pool House (1998): A versatile guest suite equipped with its own shower and sauna.
- * Entertainment Hub: The pool house terrace includes a summer kitchen and wall-mounted BBQ, perfectly complementing the 11m x 5m swimming pool. It is, quite simply, the ultimate party location.

Investment Potential

One of the three parcels (2,500 m²) offers a stunning sea view and significant development upside. Given the high demand for residential space in the Nice metropolitan area, a construction permit is highly probable, offering a lucrative opportunity for expansion or resale.

Technical Features & Security

- * Connectivity: High-speed internet via Starlink.
- * Sustainability: Equipped with USA-produced solar panels and a concrete support structure ready for 6 additional panels.
- * Access: Reached via a private 900m road, providing a natural buffer and exceptional security—the property has remained undisturbed for 29 years.
- * Utilities: 18 kw electricity installation and dual cesspit systems.

Lifestyle & Surroundings

Whether you are an avid skier or a lover of the Mediterranean sun, this estate places you at the center of it all:

- * The Cities: Less than an hour's drive to Nice, Cannes, Menton, and Monte Carlo.
- * The Slopes: Easy access to world-class skiing at Isola 2000 and Auron (with free seasonal passes available for those over 72).
- * Nature: Enjoy local hunting rights (notably for wild boar) and a climate that words simply cannot describe.

Safety & Peace of Mind

The property is fully documented with current governmental risk evaluations. Expertly engineered water evacuation systems protect against heavy rain, and the local fire brigade—which recognizes the estate's pool as a formal water point—boasts a 10-minute response time.

Experience it for yourself: Because the atmosphere and views are impossible to capture in photos, we offer a 2-day weekend 'Discovery Stay' for two persons, including shuttle service and meals, for €750.

Contact us today to arrange your private viewing of this French Riviera gem.



Coordinates: 43°50'17"N 7°10'47"E

ABOUT THE AREA

Gilette is a picturesque 'village perché' (perched village) in the Alpes-Maritimes department, situated roughly 30 km north of Nice. Perched 400 meters above sea level on a rocky spur, it overlooks the majestic confluence of the Var and Estéron rivers. Its strategic elevation once made it an inaccessible stronghold, and today those same heights provide residents and visitors with a breathtaking 360-degree panorama of the rugged Prealps and the deep river valleys below.

The village is steeped in history, with its origins reaching back to the Gallo-Roman era. Its medieval character is preserved in a labyrinth of narrow, stepped streets, vaulted passageways, and sun-drenched squares. The most prominent landmark is the ruins of the 13th-century Château de Gilette, which dominates the skyline and serves as a testament to the village's military past. Other architectural highlights include the 17th-century Baroque church of Saint-Pierre-et-de-l'Assomption and a historic oil mill that honors the region's long-standing olive-growing tradition.

For nature lovers and athletes, Gilette serves as a gateway to the 'Moyen Pays' (Middle Country). The surrounding terrain is a playground for hiking, mountain biking, and rock climbing, featuring marked trails that weave through Mediterranean flora and limestone cliffs. The nearby Estéron River is particularly famous for its emerald waters, offering some of the most pristine wild swimming and canyoning spots in southern France. Its remote location ensures a tranquil atmosphere that feels worlds away from the bustling coastal cities, despite being just a short drive from the shore.

Travel to the area is highly convenient for international visitors, as the Nice Côte d'Azur Airport (NCE) is the nearest major international gateway. Located approximately 30 km (about a 45-minute drive) from Gilette, the airport provides seamless connections to major cities worldwide. From the airport, the village is easily accessible via the M6202 and M17 roads, making it a perfect retreat for those looking to combine the luxury of the French Riviera with the authentic, rustic charm of a Provencal hilltop sanctuary.

MAiN FEATURES:

- * 2500m² of living space between both dwellings
- * 6700m² plot
- * 3 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby



* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in France fast online

Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	500 sq m
Lot Size:	6700 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.505.280

