COLDWELL BANKER
EUROPA REALTY

House Villefranche-sur-Mer 234 m²



SALE PRICE : 3 900 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

VILLEFRANCHE-SUR-MER : Set within a highly sought-after residential setting, this elegant detached villa offers approximately 260 sqm of living space, set on a plot of around 1,800 sqm divided into two parcels. The property enjoys a privileged position with an exceptional, elevated panoramic outlook over the Bay of Villefranche-sur-Mer, Saint-Jean-Cap-Ferrat and the Mediterranean beyond.

Bathed in natural light thanks to its predominantly south-easterly orientation, the villa is arranged over three levels, connected by an elegant spiral staircase. Generous proportions and an extraordinary sense of openness towards the sea are found throughout.

On the main entrance level, a welcoming entrance hall leads to a bedroom with shower room and WC, as well as a summer kitchen opening onto a terrace enjoying a truly spectacular sea view. This level also features a double garage and two additional outdoor parking spaces.

On the lower level, the landing leads to a corner reception room opening extensively onto a sea-facing terrace, together with a glazed loggia, both enjoying the same remarkable panorama. A sea-view bedroom with en-suite bathroom and WC, a kitchen, a shower room, separate WC, a second bedroom with shower room and a storage room complete this level.

At garden level, the property offers a spacious bedroom with kitchenette and shower room with WC, a living room, a kitchen, two further bedrooms, a shower room, a bathroom and separate WC.

All rooms on this level open directly onto a large terrace, creating a natural extension of the interior living spaces. The terrace overlooks beautifully landscaped, terraced gardens planted with Mediterranean species. Below, the property features a swimming pool and a boules court, creating an idyllic setting in which to enjoy the exceptional climate and quintessential Côte d’Azur lifestyle.

Built in the 1960s, the property retains the architectural character of an emblematic era, shaped by profound cultural and artistic change. A comprehensive renovation would reveal the full potential of this exceptional residence, allowing it to be reinvented with a contemporary and sophisticated identity worthy of its extraordinary setting.

The property also benefits from numerous ancillary spaces and outbuildings, including a laundry room, storage areas, cellar, boiler room and crawl space, notably incorporating a dedicated room formerly housing the property's fuel-oil tank.

A rare opportunity distinguished by its privileged location, generous volumes and, above all, the exceptional quality of its panoramic views. The property offers outstanding potential for enhancement and repositioning in one of the most coveted settings of Villefranche-sur-Mer.

Agency fees payable by the seller.

11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	234.0 m²	Property tax:	€4.00
Number of rooms:	7 rooms	Number of bedrooms:	7 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): G 436

Greenhouse gas emissions (GHG) index: D 37

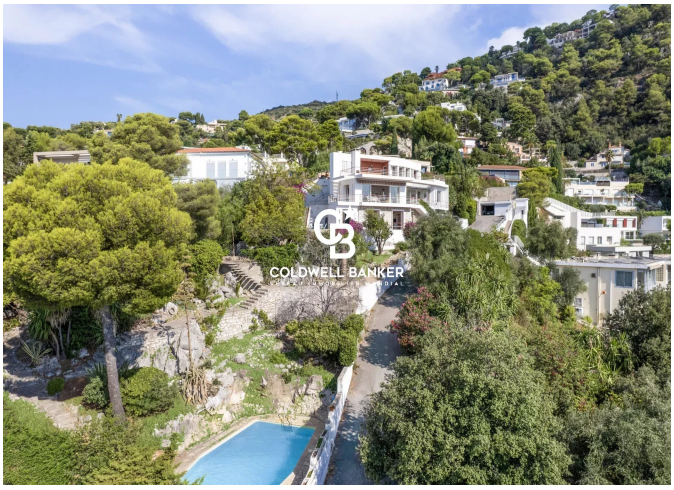
11 rue Chauvain
France, 06000, Nice

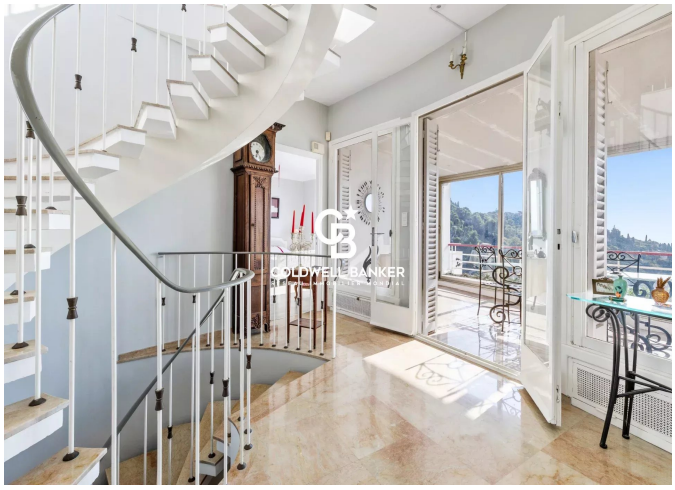
PHONE : +33493852932
standingrealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













11 rue Chauvain
France, 06000, Nice

PHONE : +33493852932
standingrealty@coldwellbanker.fr