COLDWELL BANKER
EUROPA REALTY

House Villefranche-sur-Mer 272 m²



SALE PRICE : 3 200 000 €

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France, 06000, Nice

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DESCRIPTION

VILLEFRANCHE-SUR-MER : Ideally located near the Col de Villefranche, between the middle and lower corniche, just steps from local amenities and only 1 km from the port and the sea, this contemporary 272 sqm villa is nestled in a beautifully landscaped 1,100 sqm terraced garden.

The property enjoys stunning, uninterrupted views over the Bay of Villefranche and Saint-Jean-Cap-Ferrat, and is arranged over two main levels plus a magnificent 200 sqm rooftop solarium.

The garden level, accessed through the entrance hall, offers a bright 60 sqm reception area, an independent kitchen, a bedroom, a bathroom, and guest toilets. All rooms open onto a terrace and part of the garden.

The first floor features a 26 sqm master suite with its own bathroom, opening onto a beautiful terrace with jacuzzi and sea views. A second bedroom, a bathroom with toilet, a study, and a walk-in wardrobe complete this level.

The true highlight of the villa is its extraordinary 200 sqm rooftop terrace, offering breathtaking sea and bay views, a dining area, an infinity pool, and access to the upper Mediterranean garden.

An independent 35 sqm one-bedroom apartment—perfect for a teenager, guests, or a live-in caretaker—a 42 sqm double garage, and a sauna, all connected by a private lift, complete this exceptional property.

Agency fees are payable by the seller.
Property tax : 4.800 €

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FEATURES

Property type:	House	Area:	272.0 m²	Elevator:	Oui
Property tax:	€4.00	Number of rooms:	8 rooms	Number of bedrooms:	4 bedrooms

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

ENERGY PERFORMANCE DIAGNOSIS

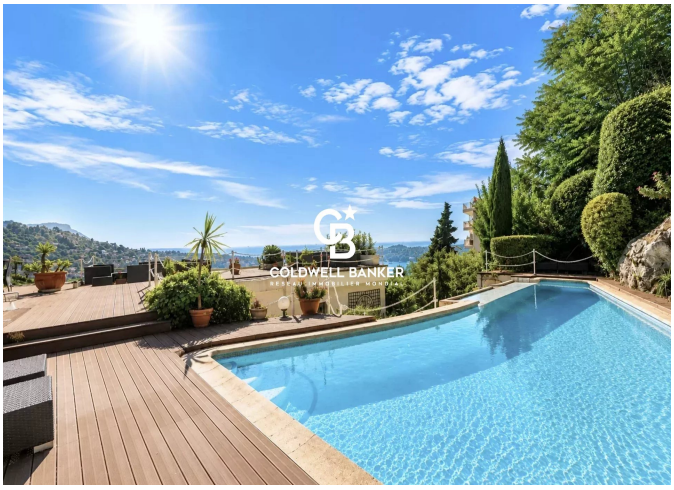
Energy performance diagnosis (EPD): D 193

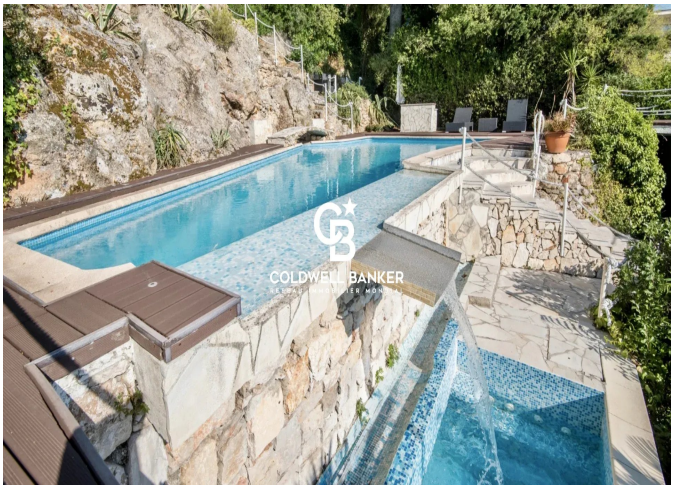
Greenhouse gas emissions (GHG) index: B 6

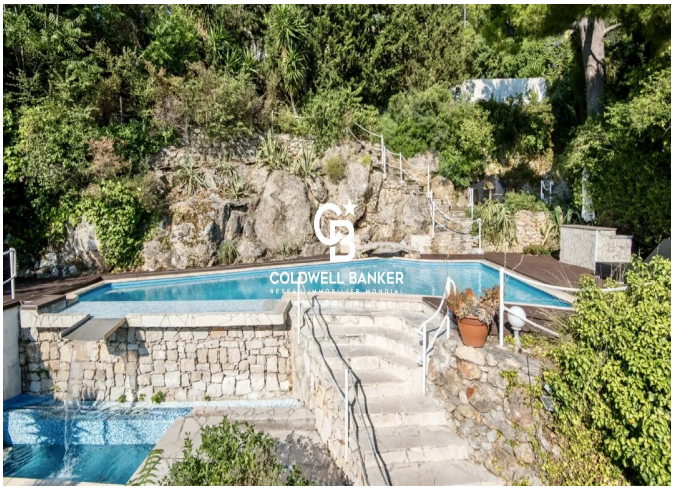
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