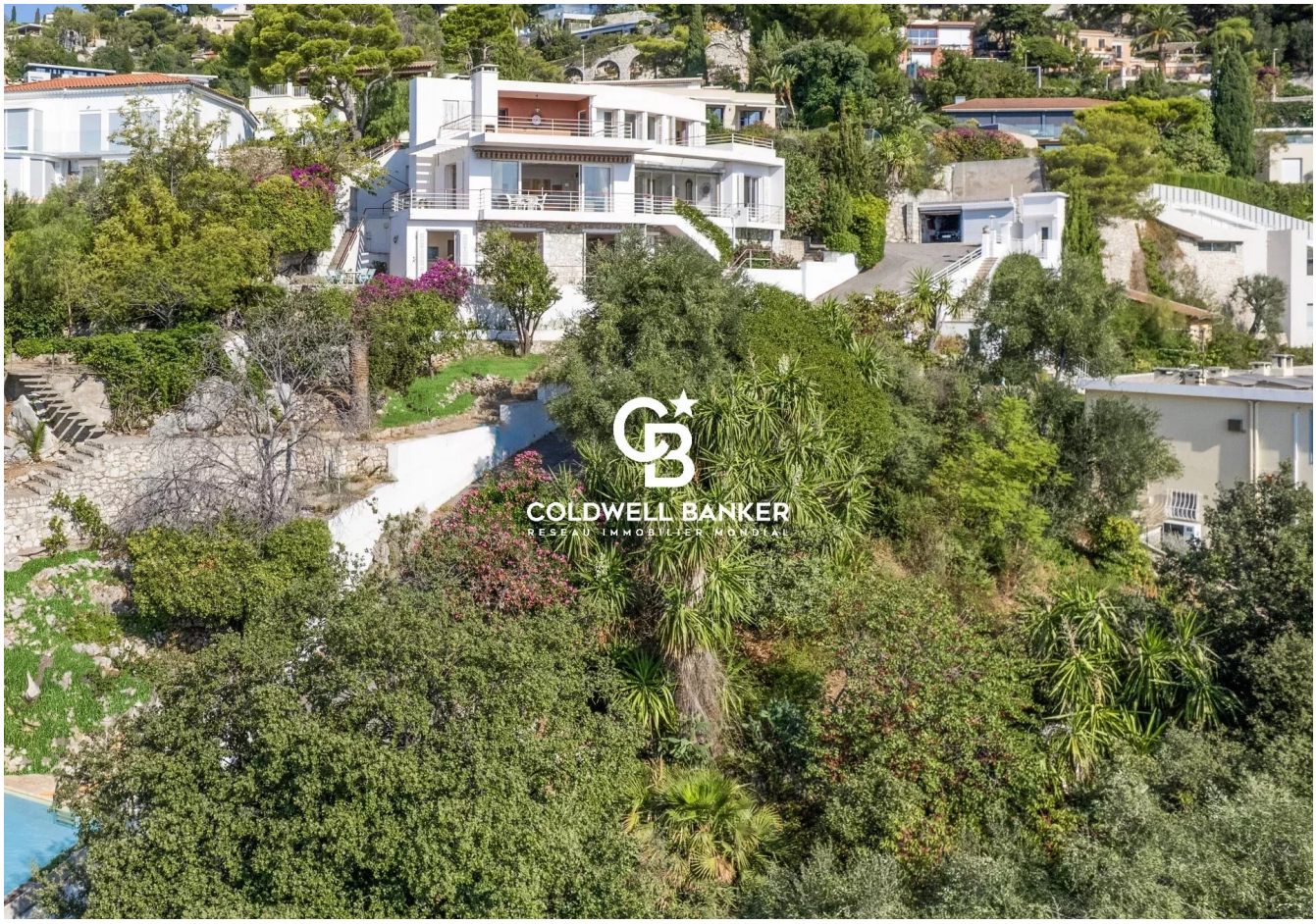
COLDWELL BANKER
EUROPA REALTY

Land Villefranche-sur-Mer 1,750 m²



SALE PRICE : 2 900 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

11 rue Chauvain
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DESCRIPTION

VILLEFRANCHE-SUR-MER : A unique and rare land opportunity in the heart of one of the most sought-after areas of Villefranche-sur-Mer. This plot of approximately 1,700 sq m enjoys a highly desirable residential setting and an exceptional elevated panoramic outlook over the Bay of Villefranche-sur-Mer, Saint-Jean-Cap-Ferrat and the Mediterranean.

PROPERTY DETAILS

PLU zoning: UDg
Theoretical building footprint: 350 sq m
Maximum building height: 9 m
Green areas: 610 sq m
Swimming pool: permitted

A CONTEMPORARY VISION TO BRING TO LIFE

These characteristics offer the opportunity to create a contemporary architectural project with generous volumes, conceived around natural light, carefully considered perspectives and an enduring connection with the sea.

As a potential concept, a contemporary villa of approximately 350 to 400 sq m, featuring high-end finishes and amenities, could be designed across three levels connected by lift, comprising:

Upper Level
Entrance hall, two en-suite bedrooms, terrace with outdoor kitchen and garage.

Main Level
A generous reception area comprising a living room and dining room, open-plan kitchen, master bedroom, guest WC and extensive terraces extending to an infinity pool, set within beautifully landscaped gardens.

Lower Level
Three en-suite bedrooms, a wellness area with gym / spa and a technical room.

The architecture could be conceived entirely around the property's greatest asset: its exceptional and ever-present sea views, enjoyed from the reception areas as well as the bedrooms and expansive terraces.

Just 20 minutes from Monaco, this privileged address provides an exceptional setting in which to create a contemporary residence of distinction, in one of the Côte d’Azur’s most iconic and sought-after locations.

A rare development opportunity combining some of the most coveted attributes: a privileged location, spectacular panoramic views, generous land area and an exceptional residential setting.

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FEATURES

Property type:	Land	Area:	1750.0 m²	Property tax:	€1.00
Number of rooms:	6 rooms				

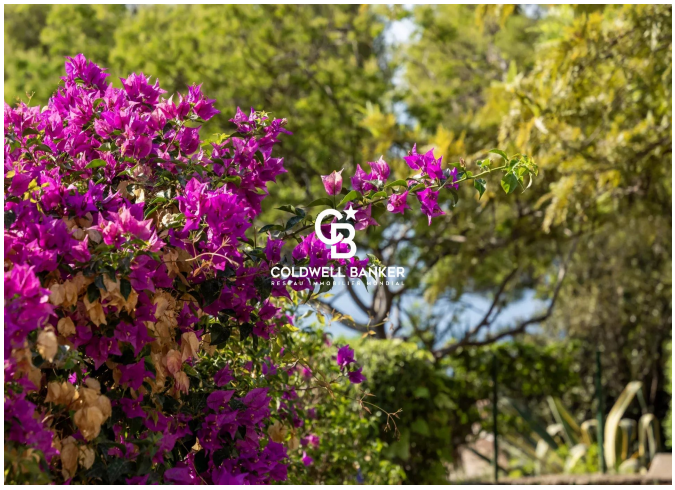
Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

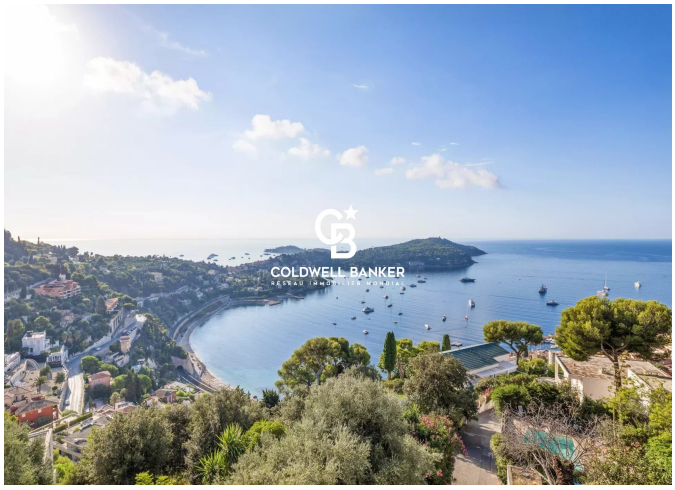
ENERGY PERFORMANCE DIAGNOSIS

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