

Maison Villefranche-sur-Mer 272 m²



PRIX DE VENTE : 3 200 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

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 €

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	272.0 m ²	Ascenseur :	Oui
Taxe foncière :	€4.00	NB de pièces :	8 rooms	NB de chambres :	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 193

Indice d'émission de gaz à effet de serre (GES) : B 6



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr