

Maison Villefranche-sur-Mer 300 m<sup>2</sup>

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PRIX DE VENTE : 6 430 000 €

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EXCLUSIVITÉ

## DESCRIPTION

Just a 500-meter walk from the sea. ideally located in a residential cul-de-sac in Villefranche-sur-Mer. this magnificent. fully air-conditioned house of approximately 300 m<sup>2</sup> will charm you with its location. the quality of its interior. and its stunning panoramic sea views.

Sail with complete peace of mind in this magical setting on the French Riviera between Saint Jean Cap Ferrat and Nice. enjoying a luxurious modern villa in excellent condition.

The property includes a fully landscaped and optimized 1.213 m<sup>2</sup> plot of land. with a magnificent swimming pool. terraces. and pleasant green spaces.

The villa features a spacious and bright living room with a cathedral ceiling opening onto the terrace. a high-end equipped and furnished kitchen opening onto the dining room and the outdoors. a laundry room. and four bedrooms with bathrooms/dressing rooms and/or private terraces.

All bedrooms are on the same level and on the same level.

On the lower level. overlooking the pool and garden. you benefit from a separate apartment with a summer kitchen and gym. perfect for entertaining friends or family (high-quality seasonal rentals are also available).

On the upper level. you have several outdoor parking spaces and a secure double garage.

The entire house is accessible by a well-integrated private elevator if needed.

You also benefit from plenty of custom-made storage space. a unique fallout shelter. a wine cellar. an attic. and a roof terrace.

It's a dream to live in such a private villa. peaceful and on the shores of the Mediterranean Sea.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	300.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€5.00	NB de pièces :	6 rooms	NB de chambres :	5 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

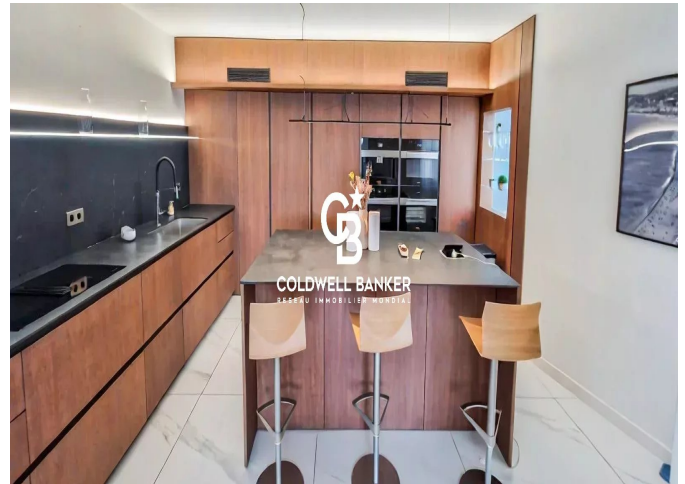
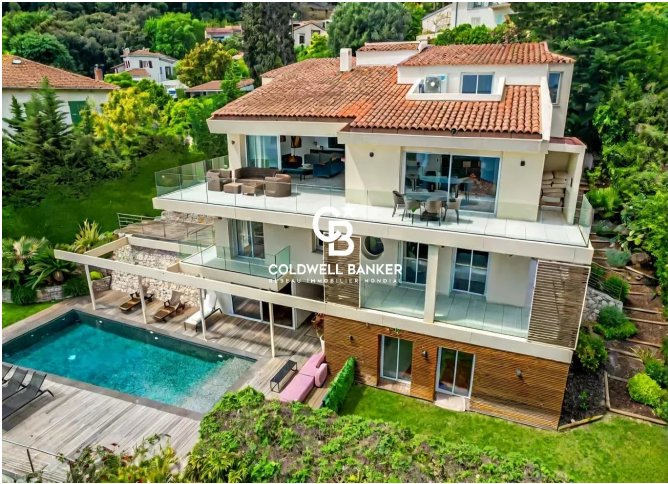
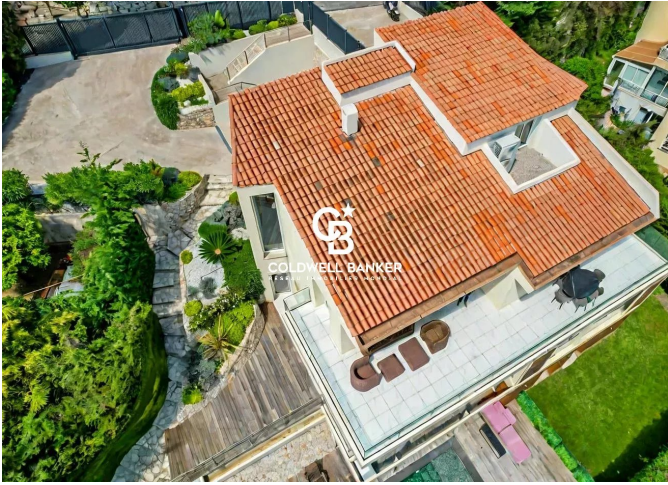
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 95

Indice d'émission de gaz à effet de serre (GES) : A 3



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