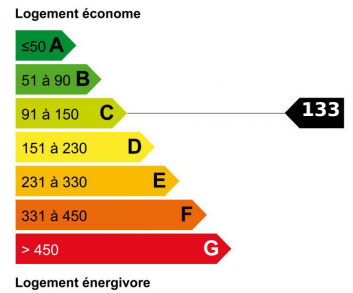


VILLA/HOUSE - 7 PIÈCE(S) - 160.89 M²

1 890 000 €



DESCRIPTIF DETAILLE

Ref : PHA-10993

Surface :	160.89 M²	Surface séjour :	NC
Terrain :	704 M²	Terrasse(s) :	1
Style :	contemporain rénové	Exposition :	East, West, South
Niveaux :		Vue :	Panoramic
Mitoyenneté :	Non	Chauffage :	Air-conditioning
Etat :	Excellent condition	Eau chaude :	Individual
Pièce(s) :	7	Parking(s) :	NC
Chambre(s) :	4	Garage(s) :	NC
Bain/Douche :	2	Cave :	NC
Toilette(s) :	1	Taxe foncière :	1 594,00 €

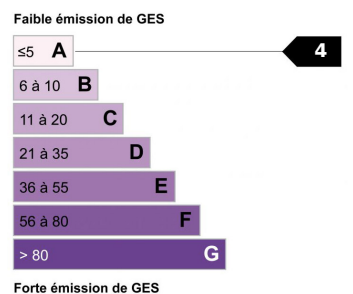
NIC MONT BORON : In a very sought-after residential area, on the edge of the Mont Boron forest, exceptional panorama of the rade of Villefranche sur mer and Cap Ferrat for this 160sqm Villa in good condition with infinity pool on enclosed property of 704sqm with 2 access points and indoor parking for 4 vehicles. Double living room, dining room, 4 bedrooms, an office, 3 bathrooms and 4 toilets distributed over 3 levels:

-> the Garden level with a 50sqm planted terrace offers 3 spaces: bedroom with dressing room, bathroom with WC and office.

-> Ground floor level:

Outside, on the pool side, a 50sqm beach, plus a 40sqm sunny terrace for barbecues, and on the living room side, a 3sqm open-air, slightly shaded patio.

The interior offers a beautiful entrance with wardrobe space and guest toilet, a double living room opening onto a terrace to the East, and on the West and South sides, an equipped kitchen, then a dining area with glass roof with terrace access, a fitted laundry room, a bedroom and a bathroom with toilet.



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-> 1st Level: the landing distributes 2 bedrooms including the master bedroom and a very beautiful bathroom with bathtub, shower and toilet.

Renovated in 2008, this easy-to-maintain house exudes the joy of living and offers quality services with reversible Daikin air conditioning in all rooms, double glazing, mosquito nets, beautiful solid parquet floors and high-quality materials in the bathrooms. .

Prime location, easy to live in, close to major roads, just 15 minutes from Place Masséna, 3 minutes from Carrefour Market and 7 minutes from Marinières beach in Villefranche-sur-mer.

Serenity and guaranteed favorite with lots of blue and green at the Rendez Vous!

DPE C and A, agency fees 5% charged to the seller.

PRESTATIONS : Air-conditioning, Double glazing, Aluminum window, PVC window, Sliding windows, Internet, Flyscreens, Electric awnings, Electric shutters, Fence, Outdoor lighting, Optical fiber, Window bars, Intercom, Electric gate, Security door, Swimming pool, Crawl space, Irrigation sprinkler, Alarm system