

VILLA/HOUSE - 6 PIÈCE(S) - 0 M²

1 995 000 €



## DESCRIPTIF DETAILLE

Ref : FDM-11232

<b>Surface :</b>	0 M²	<b>Surface séjour :</b>	44.18 M²
<b>Terrain :</b>	941 M²	<b>Terrasse(s) :</b>	NC
<b>Style :</b>		<b>Exposition :</b>	South-east
<b>Niveaux :</b>		<b>Vue :</b>	Unobstructed
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	Excellent condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	6	<b>Parking(s) :</b>	NC
<b>Chambre(s) :</b>	4	<b>Garage(s) :</b>	1
<b>Bain/Douche :</b>	2	<b>Cave :</b>	NC
<b>Toilette(s) :</b>	1	<b>Taxe foncière :</b>	3 150,00 €

VILLEFRANCHE-SUR-MER : On a beautiful 1000sqm plot planted with fruit trees, just a stone's throw from all the amenities of the Villefranche-sur-Mer pass, this magnificent renovated villa offers a lovely view of the sea and Cap Ferrat.

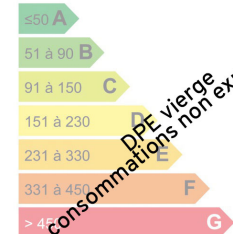
Spread over two levels, the villa comprises, on the upper floor, a lovely living room with a fireplace and exposed beams, with access to the terrace overlooking Villefranche harbor, a large semi-open kitchen, three beautiful bedrooms, a guest toilet and two shower rooms.

On the lower level, you'll find a fully equipped one-bedroom apartment with a separate entrance, connected to the upper floor.

The house was completely renovated in 2019 using high-quality materials, while maintaining the Provençal style that gives the villa its charm.

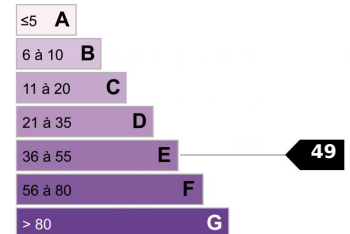
Outside, you'll find a beautiful, large heated swimming pool with a surrounding deck to enjoy the

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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sea view, several terraces, and an adjoining relaxation area with a sauna and shower.

A large garage, a crawl space and several parking spaces complete this property.

Agency fees included, payable by the seller.

**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, Window shade, Crawl space, Electric shutters, Fence, Well, Intercom, Electric gate, Videophone, Swimming pool, Sauna