

VILLA/HOUSE - 8 PIÈCE(S) - 272 M<sup>2</sup>

3 700 000 €



## DESCRIPTIF DETAILLE

Ref : TA-11244

<b>Surface :</b>	272 M <sup>2</sup>	<b>Surface séjour :</b>	NC
<b>Terrain :</b>	NC	<b>Terrasse(s) :</b>	1
<b>Style :</b>		<b>Exposition :</b>	East, North, West, South
<b>Niveaux :</b>		<b>Vue :</b>	Panoramic
<b>Mitoyenneté :</b>	Non	<b>Chauffage :</b>	Air-conditioning
<b>Etat :</b>	Good condition	<b>Eau chaude :</b>	Individual
<b>Pièce(s) :</b>	8	<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>	4 800,00 €

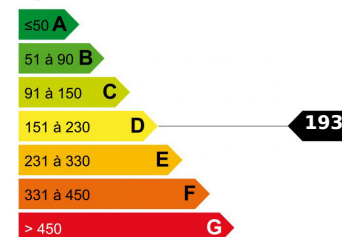
VILLEFRANCHE-SUR-MER: Located in a dominant position near the Col de Villefranche, between the middle and lower corniche roads, close to shops, the port and the sea, this beautiful contemporary villa offers 272 sqm of living space on a 1,100 sqm land.

The villa boasts breathtaking views of Villefranche harbor and Saint Jean Cap Ferrat and is spread over two main levels + 200 sqm of rooftop.

The garden level, led by the entrance hall, offers a 60 sqm reception area bathed in light, a separate kitchen, a bedroom, a bathroom, and a guest toilet. All rooms open onto a terrace and part of the garden.

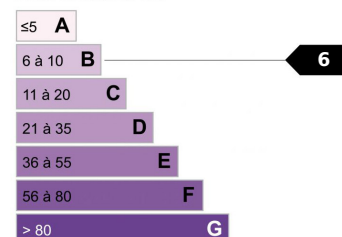
The first floor features a 26 sqm master bedroom with a bathroom opening onto a beautiful terrace with a jacuzzi and sea views, a second bedroom, a bathroom with a toilet, an office and a dressing room.

## Logement économe



## Logement énergivore

## Faible émission de GES



## Forte émission de GES

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The villa's main feature is its sublime 200 sqm rooftop terrace offering sumptuous views of the bay and the sea with a dining area, a swimming-pool and access to the second section of the garden planted with Mediterranean plants.

A 35 sqm independent one-bedroom apartment ideal for a teenager or a caretaker, a 42 sqm of garage and a sauna accessible by a private elevator complete the property.

Real estate agency fees included.

**PRESTATIONS :** Air-conditioning, Fireplace, Double glazing, Aluminum window, Sliding windows, Internet, Jacuzzi, Electric awnings, Electric shutters, Irrigation sprinkler, Barbecue, Outdoor lighting, Lift, Alarm system, Intercom, Video security, Swimming pool, Sauna