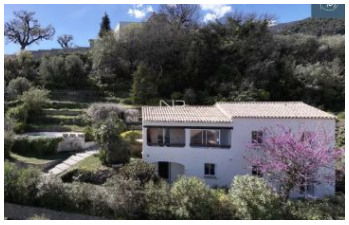
Agence NP Villefranche

2, avenue de la Grande Bretagne
06230 Villefranche-sur-Mer
Tél : +33 (0)4 93 91 92 57
Email : info@nice-properties.fr

VILLA/HOUSE - 7 PIÈCE(S) - 162 M²

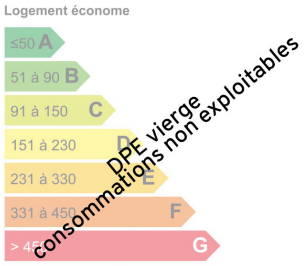
1 950 000 €

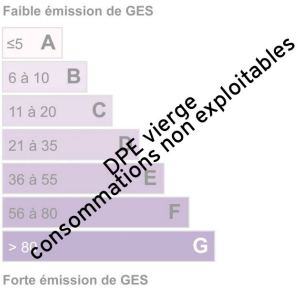












Surface :	162 M²	**Surface séjour :**	37 M²
Terrain :	1596 M²	**Terrasse(s) :**	NC
Style :		**Exposition :**	East, West, South
Niveaux :		**Vue :**	Unobstructed
Mitoyenneté :	Non	**Chauffage :**	Air-conditioning
Etat :	Excellent condition	**Eau chaude :**	Individual
Pièce(s) :	7	**Parking(s) :**	2
Chambre(s) :	6	**Garage(s) :**	NC
Bain/Douche :	6	**Cave :**	NC
Toilette(s) :	NC	**Taxe foncière :**	1 853,00 €

This fully renovated villa is located in a quiet and secure private estate on the hills of Roquebrune-Cap-Martin, just six minutes from the beaches of Menton and twenty-five minutes from Monaco. Set on a generous 1,596-square-metre plot, it offers a beautifully landscaped garden and a private swimming pool, creating a peaceful and private outdoor setting.
The spacious living and dining areas enjoy lovely open sea views and open onto a balcony.
The villa is spread over two levels and offers five bedrooms, including a master suite. It combines the tranquillity of a residential setting with easy access to the beaches, Menton and Monaco

PRESTATIONS : Air-conditioning, Double glazing, Sliding windows, Connected thermostat, Electric shutters, Intercom, Electric gate, Swimming pool