Agence NP Villefranche

2, avenue de la Grande Bretagne
06230 Villefranche-sur-Mer
Tél : +33 (0)4 93 91 92 57
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VILLA/HOUSE - 8 PIÈCE(S) - 200 M²

2 600 000 €





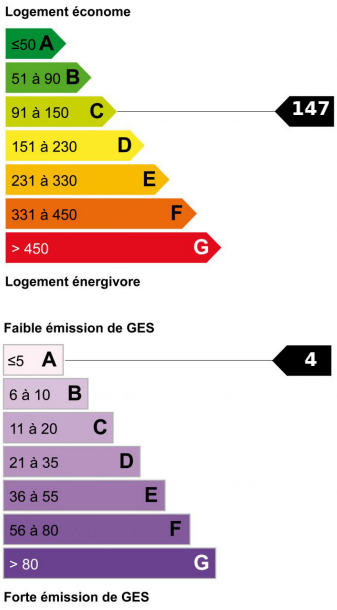




DESCRIPTIF DETAILLE

Ref : 11536

Surface :	200 M²	**Surface séjour :**	NC
Terrain :	1509 M²	**Terrasse(s) :**	2
Style :	NEO-PROVENÇAL	**Exposition :**	South
Niveaux :		**Vue :**	Unobstructed
Mitoyenneté :	Non	**Chauffage :**	Underfloor
Etat :	Excellent condition	**Eau chaude :**	Individual
Pièce(s) :	8	**Parking(s) :**	NC
Chambre(s) :	5	**Garage(s) :**	1
Bain/Douche :	3	**Cave :**	NC
Toilette(s) :	2	**Taxe foncière :**	4 500,00 €



Superb Neo-Provençal villa with swimming pool
Peacefully located and enjoying sunshine from morning until evening, this beautiful villa of over 200 m² of living space is set on a magnificent, flat and tree-lined 1,500 m² plot, featuring a large swimming pool.
The garden offers a peaceful and privileged setting, with lovely open views over the umbrella pines, creating an authentic Mediterranean atmosphere.
The villa comprises eight rooms, including a spacious living and dining area, five bedrooms, four bathrooms or shower rooms, a study, a laundry room and plenty of storage space.
A large and comfortable garage complements the property, together with a spacious basement offering excellent potential for further development, whether as a gym, home cinema, games room, additional storage or any other space to suit your needs.
This wonderful family home stands out for its generous proportions, which are particularly rare in Villefranche-sur-Mer, as well as for the many possibilities it offers for further adaptation and development.

PRESTATIONS : Double glazing, Double flow ventilation, Irrigation sprinkler, Barbecue, Outdoor

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lighting, Alarm system, Intercom, Electric gate, Security door, Swimming pool