



+ 33 (0)4 93 76 02 17  
SAINT JEAN CAP FERRAT

# Azur Méditerranée

## Agence de Saint Jean Cap Ferrat

www.agencecapferrat.fr | info@azur-mediterranee.com

VILLEFRANCHE SUR MER | ST JEAN CAP FERRAT | BEAULIEU SUR MER | EZE SUR MER

2 REAL ESTATE AGENTS IN VILLEFRANCHE SUR MER AND SAINT JEAN CAP FERRAT

YOUTUBE

DAILYMOTION

FACEBOOK

### Price on request

#### Buying villa

6 rooms

Surface : 192 m<sup>2</sup>

Surface of the land : 1006 m<sup>2</sup>

Year of construction : 1900

Exposition : Sud

View : Mer

Hot water : Gaz

Inner condition : good

External condition : good

#### Features :

Pool, Laundry room, Fireplace, Air conditioning, Proche plage, Bureau

5 bedrooms

1 bathroom

3 showers

4 WC

2 garages

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

16/08/2025 - Prix T.T.C



### Villa Villefranche-sur-Mer

Ideally located in the sought-after Corniche district of Villefranche-sur-Mer, this charming Niçois-style house offers a peaceful living environment, panoramic sea views and quality amenities. With a living area of 192.90 m<sup>2</sup>, the house is composed as follows: On the ground floor, an entrance hall leads to a bright living room, a welcoming dining room, a fully equipped separate kitchen, and a utility room leading to the basement. The basement includes a bedroom, a bathroom and two large storage rooms. Upstairs, the sleeping area consists of three bedrooms, including a master suite with panoramic sea view and bathroom, a second en-suite bedroom also facing the sea, and a third bedroom with adjoining shower room and garden view. On the second floor, a fifth bedroom has a water point and also offers an exceptional view of the sea. The whole is set in a landscaped garden of 1,006 m<sup>2</sup>, in a green and calm environment, with a heated swimming pool and beautiful terraces. A large garage, reversible air conditioning and gas heating complete the features of this rare property in the area.

Fees and charges :

