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SAINT JEAN CAP FERRAT

# Azur Méditerranée

## Agence de Saint Jean Cap Ferrat

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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

3 995 000 €

### Buying villa

6 rooms

Surface : 280 m<sup>2</sup>

Surface of the land : 1583 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud ouest

View : Mer panoramique

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : Tiling

### Features :

Pool, Laundry room, Fireplace, Calm, Air conditioning, Bureau

5 bedrooms

3 terraces

2 bathrooms

2 showers

5 WC

1 garage

2 parkings

1 cellar

Document non contractuel  
21/09/2024 - Prix T.T.C



### Villa Villefranche-sur-Mer

Beautiful property, located in the private and secure Domaine du Castellet, a few minutes from the Col de Villefranche, between Nice and Monaco. The seaside can be reached by car in ten minutes. It benefits from absolute calm and a panoramic view of the sea and the Rade de Villefranche. The villa was built in 2006 in a Provençal style, having beautiful volumes, 270 m<sup>2</sup> of living space on 2 main levels and 87 m<sup>2</sup> of finished basement and a plot of land of 1583 m<sup>2</sup>. Ground floor : Large living room with glass doors opening onto a covered terrace and accessing the garden and swimming pool. Fully equipped independent kitchen, opening onto a covered terrace Dining room for 8 people Small TV lounge/office Guest WC and dressing room Level 1 : 2 bedrooms with a bathroom and a separate toilet 1 bedroom with shower room 1 bedroom, opening onto a terrace and sea view, with bathroom equipped with a jacuzzi bathtub 1 master bedroom with en-suite bathroom, a toilet, opening onto a large terrace with sea view. Basement : Laundry room, cellar, garage for 4 cars, gym to be equipped, storage room The villa has air conditioning in all rooms and an underfloor heating system, Wifi, alarm system, large bay windows, heated swimming pool.

