

**VILLEFRANCHE SUR MER | SEA VIEW | VILLA**

**For sale France**

**7 500 000 €**

Type	For sale	Living area	400 sqm
Product type	Villa	Garden area	1 583 sqm
Number of rooms	6	Bedrooms	5
City	Villefranche-sur-Mer	Bathrooms	4
Country	France	Box	2
Condition	Luxurious services		

**Villefranche sur mer** - Magnificent villa of Hispano-Moorish inspiration surrounded by a garden of olive trees, palm trees and citrus fruits of approximately 1,583 m<sup>2</sup>. The villa has a living area of 400 m<sup>2</sup> on 3 levels, south facing, and benefits from 170 m<sup>2</sup> of terraces, with a panoramic and breathtaking view of Cap-Ferrat, the bay of Villefranche and Mont-Boron.

It is composed of :

On the main level : Very large entrance hall, dressing room, guest toilets, large contemporary kitchen, dining area, opening onto a terrace, spacious living room with fireplace and a large summer terrace.

On the first floor: 4 main suites, each with its own terrace or balcony.

On the lower level: Beautiful guest suite (currently billiard room), sauna area, shower corner, relaxation area, wine cellar, service room, shower room, laundry room.

The property also has a magnificent swimming pool, a large double garage, boiler room, technical room, storage space, and benefits from underfloor heating with radiators, new alarm system, high-security multi-point access doors, centralised satellite TV, videophone.

**Villefranche-sur-Mer** is a town bordering Nice and is about 10 km from Monaco to the east and 40 km from Cannes to the west. It is a town with a very pretty seafront and very dynamic with restaurants, cafés and food shops and several markets. It has the most beautiful bay of the French Riviera, surrounded by the Cap de Saint-Jean-Cap-Ferrat and Nice. A train station will allow you to easily reach Nice or Monaco. And because of its position, Villefranche-sur-Mer has all the assets for a real estate investment, whether it is for a main residence in one of the superb flats with views over the bay, or for a villa in the heights with breathtaking views, or for a rental investment as the town has a very attractive yield.



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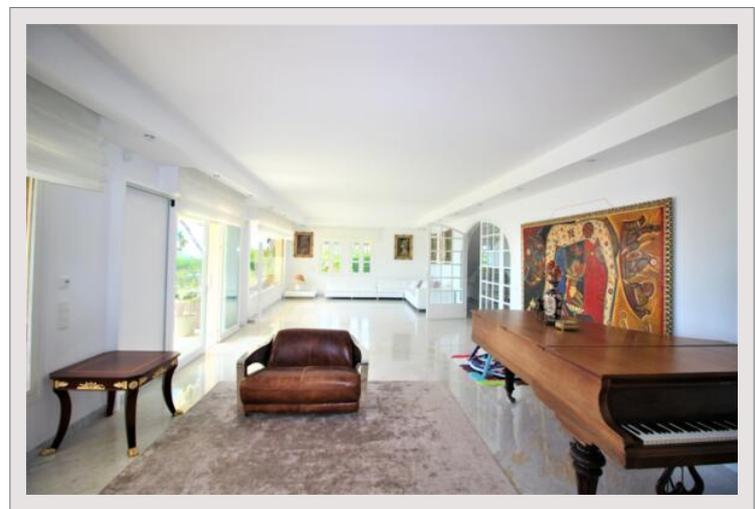
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