

Villa Nice Mont Boron Exceptional contemporary villa panoramic views over the bay of Villefranche



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**7 930 000 €**

Agency fees borne by the vendor

LIVING SURFACE 300 m<sup>2</sup> LAND 1607 m<sup>2</sup> BEDROOMS 4 VIEW Sea

Located in a sought-after residential area just 5 minutes from Villefranche-sur-Mer, this modern villa enjoys a peaceful and privileged setting with breathtaking views over the sea and Cap Ferrat. With its sleek design, the property combines elegance and comfort, featuring high-end materials such as Carrara marble and Lualdi doors. Bathed in natural light through expansive floor-to-ceiling windows, the villa offers a refined and welcoming ambiance. Spread over two levels, it includes a spacious double living room facing the sea, an independent designer kitchen by Gaggenau with dining area, and three bedrooms, including a stunning master suite with a Poliform walk-in closet and en-suite bathroom, all opening onto a loggia.

A separate guest house with direct access to the pool offers a living room with kitchen, one bedroom, a built-in wardrobe, and a bathroom with toilet. Luxury amenities also include a wellness area with hammam, sauna, and shower, a laundry room, wine cellar, large garage, landscaped garden, a 15-meter heated pool, and an elegant pool house. At the back of the garden, a beautiful area with fruit trees: apricots, cherries, almonds, lemon, plum, and figs. The entire property is under 24/7 video surveillance.

### Property details

YEAR BUILT	PROPERTY CONDITION	GARAGE	DPE
2019	Excellent	1	C (122 kWh/m <sup>2</sup> /year)
HEATING SYSTEM	CELLAR	PARKING	GES
Reversible air-conditioning	Yes	8	A (3 kg CO <sub>2</sub> /m <sup>2</sup> /year)
ORIENTATION	POOL	LAND TAX	
South, East	Yes	5 300 € / year	















































































