

Villa Villefranche-sur-Mer Villa for Renovation – Sea Views – Private and Secure Estate



Villa Villefranche-sur-Mer Villa for Renovation – Sea Views – Private and Secure Estate

3 500 000 €

Agency fees borne by the vendor

LIVING SURFACE 210 m²

LAND 1 578 m²

BEDROOMS 3

VIEW Sea

Situated within one of the most prestigious private and secure estates in Villefranche-sur-Mer, this villa enjoys a privileged residential setting with beautiful sea views and offers exceptional potential for renovation or the creation of a contemporary residence. Set within approximately 1,578 sqm of grounds, the property offers around 210 sqm of living space arranged over two principal levels, with generous terraces and a swimming pool benefiting from an excellent east, south and west exposure. The ground floor comprises an entrance hall leading to a spacious living room with fireplace on the western side of the villa. A few steps lead to a bedroom with its own shower room. On the eastern side, the accommodation includes a dining room, a separate kitchen, a laundry room and a guest WC. The dining and living areas open towards the terraces and swimming pool, providing an attractive setting for outdoor dining and relaxation.

The first floor accommodates the principal suite, comprising a bedroom, bathroom, dressing room and separate WC. On the opposite side, an additional room leads to a further bedroom with its own bathroom. A generously proportioned, currently unused space offers further potential for conversion into additional accommodation or living areas. The lower level includes a spacious technical room and a garage accommodating two vehicles. Offering considerable scope for modernisation and reconfiguration, the property presents an opportunity to create an elegant family residence tailored to contemporary living, while taking full advantage of its desirable location, generous grounds and Mediterranean setting. A rare opportunity to acquire a property with significant redevelopment potential within one of Villefranche-sur-Mer's most sought-after private estates.

Property details

Year built	1959
Orientation	South, East, West
Property condition	Work required
Heating system	Reversible air-conditioning, Radiator

Cellar	Yes
Pool	Yes
Garage	2
Parking	2









