

Villa Menton Garavan Villa with pool and 360° Panorama – Spectacular views



Villa Menton Garavan Villa with pool and 360° Panorama – Spectacular views

2 190 000 €

Agency fees borne by the vendor

LIVING SURFACE 210 m²

LAND 2900 m²

BEDROOMS 5

VIEW Sea

Overlooking Menton from a particularly peaceful residential setting, this property enjoys a remarkable position and exceptional 360° panoramic views encompassing the Mediterranean, the mountains, the town of Menton and the Italian coastline. Set within approximately 2,900 sqm of grounds arranged in wide terraces, the villa offers around 170 sqm of living space and considerable potential for modernisation. The garden level comprises an entrance hall, a living room with fireplace, a fully equipped separate kitchen and a generously glazed veranda opening onto two panoramic terraces. A bedroom, bathroom and separate WC complete this level. Upstairs, a hallway leads to three bedrooms, one of which opens onto a private roof terrace, together with a bathroom and separate WC.

The outdoor spaces are one of the property's principal attractions, featuring a 10.50 x 4.50 metre swimming pool with a generous sun terrace, enjoying an open setting between the sea and mountains. An independent two-storey guest house of approximately 40 sqm provides additional accommodation for family, guests or staff. Direct access through electric gates, a very large garage beneath the villa, a spacious workshop and several outdoor parking spaces complete the property. A rare property distinguished by its peaceful setting, extensive grounds and, above all, its spectacular views, offering excellent renovation potential on the hills above Menton.

Property details

Orientation	South, East, West	Cellar	Yes
Kitchen	separate kitchen	Pool	Yes
Heating system	Floor, Electric	Garage	2
		Parking	6





















