

## Villa Villefranche-sur-Mer Elegant family villa - Renovated - Calm - Sea view



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**6 950 000 €**

Agency fees borne by the vendor

LIVING SURFACE **400 m<sup>2</sup>**

LAND **2426 m<sup>2</sup>**

BEDROOMS **7**

VIEW **Sea**

Elegant family villa situated in a peaceful and verdant residential setting, just a few minutes' drive from the beaches of Villefranche-sur-Mer and Saint-Jean-Cap-Ferrat. The property benefits from generous outdoor spaces and expansive terraces offering beautiful views over the sea and surrounding Mediterranean vegetation. The villa features spacious reception areas comprising a large living room, dining room, fully equipped kitchen and an office. The principal suite includes a large dressing room and private bathroom. Four further bedrooms, each with its own en-suite bathroom, provide comfortable accommodation for family and guests. Two additional bedrooms and an independent studio provide accommodation for staff.

A wine cellar and extensive storage areas with numerous fitted cupboards complete the interior. Set within attractive grounds arranged in wide terraces, the property is surrounded by beautifully maintained Mediterranean vegetation and a variety of fruit trees. A large swimming pool with surrounding relaxation areas provides an ideal setting in which to enjoy the Côte d'Azur climate. An elegant family property combining generous proportions, tranquillity, privacy and sea views in a sought-after location close to Villefranche-sur-Mer and Saint-Jean-Cap-Ferrat.

### Property details

|                    |                                         |             |                                                |
|--------------------|-----------------------------------------|-------------|------------------------------------------------|
| Floors             | 2                                       | Pool        | Yes                                            |
| Orientation        | South, West                             | Parking     | 4                                              |
| Property condition | Excellent                               | Land tax    | 6 240 € / year                                 |
| Kitchen            | separate fitted kitchen                 | DPE         | A (60 kWh/m <sup>2</sup> /year)                |
| Heating system     | Individual, Reversible air-conditioning | Consumption | 1 430 € to 1 990 € / year                      |
| Cellar             | Yes                                     | GES         | A (1 kg CO <sub>2</sub> /m <sup>2</sup> /year) |





























