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VILLEFRANCHE-SUR-MER

# AZUR MÉDITERRANÉE

## LUXURY REAL ESTATE

www.azur-mediterranee.com

VILLEFRANCHE SUR MER | ST JEAN CAP FERRAT | BEAULIEU SUR MER | NICE MONT BORON | EZE SUR MER | CAP D'AIL  
2 REAL ESTATE AGENTS IN VILLEFRANCHE-SUR-MER AND SAINT-JEAN-CAP-FERRAT



### Price on request

**For sale villa**

**6 rooms**

**Surface : 192 m²**

**Surface of the land : 1006 m²**

**Year of construction : 1900**

**Exposition : Sud**

**View : Mer**

**Hot water : Gaz**

**Inner condition : good**

**External condition : good**

**Features :**

pool, Laundry room, fireplace, air conditioning, close to the beach, office

5 bedroom

1 bathroom

3 showers

4 WC

2 garage

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

16/08/2025 - Prix T.T.C



### Villa Villefranche-sur-Mer

Ideally located in the sought-after Corniche district of Villefranche-sur-Mer, this charming Niçois-style house offers a peaceful living environment, panoramic sea views and quality amenities. With a living area of 192.90 m², the house is composed as follows: On the ground floor, an entrance hall leads to a bright living room, a welcoming dining room, a fully equipped separate kitchen, and a utility room leading to the basement. The basement includes a bedroom, a bathroom and two large storage rooms. Upstairs, the sleeping area consists of three bedrooms, including a master suite with panoramic sea view and bathroom, a second en-suite bedroom also facing the sea, and a third bedroom with adjoining shower room and garden view. On the second floor, a fifth bedroom has a water point and also offers an exceptional view of the sea. The whole is set in a landscaped garden of 1,006 m², in a green and calm environment, with a heated swimming pool and beautiful terraces. A large garage, reversible air conditioning and gas heating complete the features of this rare property in the area.

### Legal information

3 150 000 €



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