



# AZUR MÉDITERRANÉE

## LUXURY REAL ESTATE

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VILLEFRANCHE-SUR-MER

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 : 368 m²**

**Surface of the land : 1583 m²**

**Year of construction : 2006**

**Exposition : Sud ouest**

**View : Mer panoramique**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

pool, Laundry room, fireplace, calm, air conditioning, office

5 bedroom

3 terraces

2 bathrooms

2 showers

5 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

08/07/2025 - Prix T.T.C



### Villa Villefranche-sur-Mer

Beautiful property, located in the private and secure Domaine du Castellet, a few minutes from the Col de Villefranche, between Nice and Monaco. The seaside can be reached by car in ten minutes. It benefits from absolute calm and a panoramic view of the sea and the Rade de Villefranche. The villa was built in 2006 in a Provençal style, having beautiful volumes, 226 m² of living space on 2 main levels and 115 m² of finished basement and a plot of land of 1583 m². Ground floor : Large living room with glass doors opening onto a covered terrace and accessing the garden and swimming pool. Fully equipped independent kitchen, opening onto a covered terrace Dining room for 8 people Small TV lounge/office Guest WC and dressing room Level 1 : 2 bedrooms with a bathroom and a separate toilet 1 bedroom with shower room 1 bedroom, opening onto a terrace and sea view, with bathroom equipped with a jacuzzi bathtub 1 master bedroom with en-suite bathroom, a toilet, opening onto a large terrace with sea view. Basement : Laundry room, cellar, garage for 4 cars, gym to be equipped, storage room The villa has air conditioning in all rooms and an underfloor heating system, Wifi, alarm system, large bay windows, heated swimming pool.



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