



+33 (0)4 93 01 70 75  
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



2 100 000 €

**For sale house**

**8 rooms**

**Surface : 229 m²**

**Surface of the living : 26 m²**

**Surface of the land : 606 m²**

**Year of construction : 1968**

**Exposition : Sud**

**View : Mer panoramique**

**Inner condition : to renovate**

**Features :**

fireplace, close to the beache, Bedroom on ground floor, office

7 bedroom

1 terrace

2 bathrooms

2 WC

3 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

30/04/2025 - Prix T.T.C

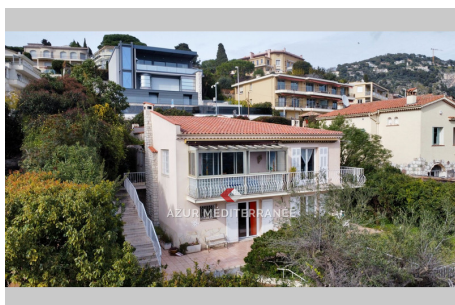


### House Villefranche-sur-Mer

Facing the bay of Villefranche Sur Mer On a plot of 606 m², come and discover this 8-room house, with a living area of 163 m², facing south and protected from the prevailing winds, enjoy an exclusive panoramic view of Saint Jean Cap Ferrat and the bay of Villefranche-sur-Mer. It consists on the ground floor of an independent apartment with: kitchenette area, living room opening onto the garden with a beautiful terrace; On the same level, you will enjoy 2 bedrooms and a bathroom. The ground floor benefits from a sea view. Upstairs is the second apartment, comprising: the main living room with a veranda with a magnificent sea view, a dining area, a separate kitchen and you will enjoy three bedrooms as well as an office, a shower room and a separate toilet. The house offers a large garage with the possibility of parking three vehicles. It is possible to carry out an extension on the base of the main house. Many possibilities are available to you, the property requiring major renovation work. Its exceptional geographical location makes it particularly attractive

#### Legal information

2 100 000 €



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