



# AZUR MÉDITERRANÉE

## LUXURY REAL ESTATE

www.azur-mediterranee.com

+33 (0)4 93 01 70 75  
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

Vacation rentals villa

7 rooms

Surface : 450 m<sup>2</sup>

Surface of the land : 1650 m<sup>2</sup>

Exposition : Sud est

View : Mer panoramique

Inner condition : new

Features :

pool, gym, Sauna Hammam spa, movie theater, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

5 bedroom

3 terraces

5 bathrooms

6 WC

3 garage

5 parkings

1 cellar

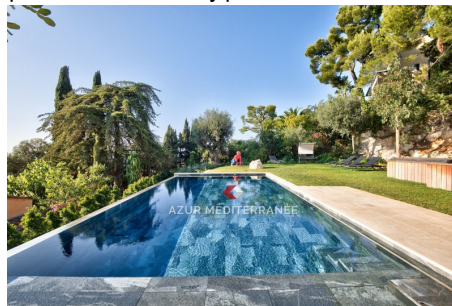
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23/04/2024 - Prix T.T.C



### Villa 1285 Villefranche-sur-Mer

Contemporary style architect's villa, new construction finished in July 2021, enjoying a panoramic view of the sea as well as the peninsula of Saint Jean Cap Ferrat and the Bay of Villefranche Sur Mer. Located in a particularly quiet and secure residential area, private entrance. Particularly easy access, 15 minutes from Monaco and 10 minutes from Nice. Top-of-the-range services, large bay windows with double glazing, air conditioning, lift, Wifi, alarm. It consists of two main levels, raised by the garage and the finished basement, i.e. 3 levels, with elevator. On the second floor : A large living room of 60m<sup>2</sup> opening onto a bioclimatic pergola with direct access to the swimming pool, fully equipped American kitchen. A large master bedroom enjoying a panoramic view opening onto its terrace, with en-suite bathroom and dressing room. First floor : A large bedroom opening onto a terrace with bathroom and dressing room and adjoining gym. 3 bedrooms with 3 bathrooms, all benefiting from a terrace and the panoramic view On the ground floor: A cinema room, a sauna, a hammam, wine cellar, A fitted laundry room Double garage The garden is fully landscaped and planted. The infinity pool is heated. All the rooms benefit from a magnificent



Azur Méditerranée - 2, avenue Albert 1er - 06230 Villefranche sur Mer - France  
Tél. +33 (0)4 93 01 70 75 - Fax. +33 (0)4 93 76 63 09 - info@azur-mediterranee.com

Carte professionnelle n°1010 Préfecture des Alpes-Maritimes - RCS NICE B 318026713

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