



**For sale France - Mont Leuze**

VILLEFRANCHE SUR MER - RENOVATED VILLA WITH SWIMMING POOL

**2.150.000 €**

4  
Rooms

3  
Bedrooms

3  
Bathrooms

170 sqm  
Total area

7 Avenue des Papalins  
« Immeuble Michelangelo »  
98000 Monaco

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## Property features

Product type :	Villa	Num rooms :	4 rooms
District :	Mont Leuze	City :	Villefranche-sur-Mer
Country :	France	Living area :	170 m <sup>2</sup>
Bedrooms :	3	Bathrooms :	3
Box :	1	Condition :	Luxurious services
View :	Garden views	Exposure :	Double exposure -South/West
Release date :	Now	Ref. :	VF1565

## Descriptions

Located in a quiet, residential area of Villefranche-sur-Mer, this villa with around 170 sqm of living space offers top-of-the-range features on a 1,517 sqm flat plot, with swimming pool and well-kept outdoor areas.

The garden level features a welcoming entrance hall, a fully-equipped open-plan kitchen opening onto a bright dining room, a living room extending onto a terrace with bioclimatic pergola, a utility room, a separate toilet and a first bedroom with dressing room and en suite shower room/WC.

Upstairs, two further bedrooms each have their own bathroom or shower room with WC. Both open onto a large 60 m<sup>2</sup> terrace.

The villa has been renovated using high-quality materials and offers optimum comfort: centralised air conditioning, underfloor heating, LED lighting, double glazing, mosquito nets and much more.

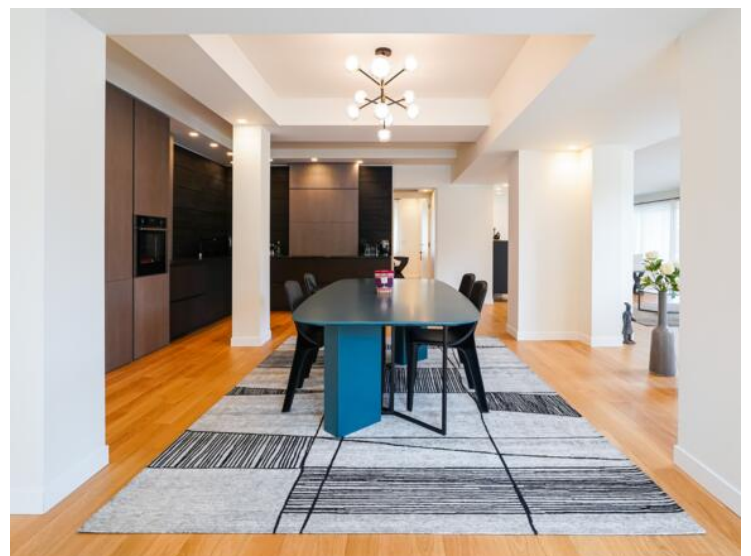
The exterior also features a lovely pool area and parking for several vehicles.

Fees are payable by the vendor unless otherwise stipulated in the mandate.

Estimated annual energy costs for standard use: between €643 and €869. Average energy prices indexed to 2023.

The property is not subject to co-ownership.

The property is subject to an inventory of natural risks and pollution, which can be consulted on the Géorisques website: <https://georisques.gouv.fr/>





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