



**AGENCE CONTINENTALE**

REAL ESTATE MONACO

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## Splendid contemporary villa on the Golden Horn

For sale

Co-exclusive

4 550 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Col de Villefranche</b>	<i>City</i> <b>Villefranche-sur-Mer</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>286 m<sup>2</sup></b>
<i>Terrace area</i> <b>54 m<sup>2</sup></b>	<i>Land area</i> <b>760 m<sup>2</sup></b>
<i>Total area</i> <b>340 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>+5</b>
<i>Box</i> <b>2</b>	<i>Condition</i> <b>Luxurious services</b>
<i>View</i> <b>Panoramic</b>	<i>Exposure</i> <b>South-facing terraces</b>
<i>Ref.</i> <b>ACV_Villa_Villefranche</b>	

Panoramic views of the Mediterranean and Cap Ferrat from all rooms

This exceptional villa, equipped with a lift, offers refined services and spaces designed for comfort.

On the first level, it has an elegant entrance, a bedroom with shower room and separate toilet, an office, a



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Page  
1/4

Ref. : ACV\_Villa\_Villefranche

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laundry room and a wine cellar.

An independent two-room apartment completes this level, comprising a living room with open kitchen, a bedroom with shower room and separate toilet.

On the upper floor, you will discover a large living room with dining room, a fully equipped kitchen with central island, a north-facing patio, as well as a sumptuous master suite with dressing room, office and bathroom. A guest toilet and a magnificent south-facing terrace complete this living space.

The property also offers two double garages, parking, a technical room and two storage spaces. Possibility to create an additional independent two-room apartment.





