



Menton Serres de la Madone – Exceptional Villa with Panoramic Vi

For sale

4 480 000 €

Product type House	Num rooms +5 rooms	City Menton	Country France
Living area 400 m²	Bedrooms 4	Bathrooms 4	Cellars 3
Box 1	Ref. 86077082		

Located in an elevated position in the sought-after Serres de la Madone district of Menton, this rare property offers a privileged lifestyle just five minutes from the town centre and beaches. Facing due south, it enjoys abundant natural light and a tranquil setting, nestled within a 2,900 m² landscaped garden planted with olive trees and Mediterranean species.

The main villa, built in the early 2000s, offers approximately 300 m² of living space. It features a spacious double living room with wide picture windows showcasing the breathtaking views, a fully equipped independent kitchen, and four bedrooms each with its own en-suite bathroom. An interior patio, several shaded terraces, and a large convertible basement enhance comfort and versatility.

The property comes with a cleared permit and an approved architectural project to create a prestigious private estate. The plans include renovating the existing villa, expanding the built surface to 547 m², constructing a separate guest house, and building a new swimming pool with an elegant pool house. This high-quality development promises to transform the estate into one of the most desirable addresses on the French Riviera.



MonteCarlo-RealEstate.com

Page
1/3

Ref. : 86077082

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

The property's standout feature is its 270° panoramic view, stretching from the Mediterranean Sea to Cap Martin, the Alps, and across to the Italian Riviera. A double garage with an electric charging point and ample outdoor parking complete the offer.

Only 15 minutes from Monaco and close to the Italian border, this property enjoys a strategic location combining natural beauty and international flair. Ideal as a primary residence or a prestigious second home, it will appeal to lovers of spectacular vistas and absolute serenity.

Seller's fees apply.

Information on potential risks for this property is available on the Géorisques website: georisques.gouv.fr





Diagnostic de Performances Énergétiques

