



Exclusive Listing – Villefranche-sur-Mer – Stunning 347 m² Sea V

For sale

3 890 000 €

Product type House	Num rooms +5 rooms	City Villefranche-sur-Mer	Country France
Living area 347,93 m²	Land area 746 m²	Bedrooms 5	Bathrooms 3
Parkings 3	Ref. 86121895		

Exclusive Listing – Villefranche-sur-Mer Ideally located in a dominant position, in a quiet and highly sought-after residential area, this exceptional 347 m² villa offers a breathtaking 180° sea view. Built on a landscaped 740 m² plot, it features a double garage, outdoor parking spaces, an elevator serving all floors, as well as beautiful outdoor spaces with a garden, balconies, terraces, and an ornamental pond.

The villa is spread over three levels and comprises three independent, bright, and functional apartments:

- Top Floor – 139 m² Entrance hall, spacious living room, fully equipped kitchen, three bedrooms, bathroom, WC, and large terraces offering panoramic sea views.
- Second Floor – 151 m² Entrance hall, living room, fully equipped kitchen, two bedrooms, bathroom, WC, and terraces.
- Garden Level – 57 m² Independent studio with a fully equipped kitchen and bathroom.



MonteCarlo-RealEstate.com

Page
1/7

Ref. : 86121895

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.

A ground-level double garage and three outdoor parking spaces complete this property, ensuring comfort and practicality.

Technical features: • Elevator serving all levels (to be put back into service) • Energy rating: D (242 kWhEP/m².year) • Climate rating: B (7 kg CO₂/m².year)

Ideal for: • A family primary residence • A secondary home • A rental investment offering multiple opportunities for diversification and profitability

Agency fees payable by the seller.

Information regarding the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.













Diagnostic de Performances Énergétiques

