



## Villa with unique extension potential – Menton, residential □area Sea and mountain view

For sale

Sole agent

1 750 000 €

Product type <b>House</b>	Num rooms <b>4 rooms</b>	City <b>Menton</b>	Country <b>France</b>
Living area <b>110 m<sup>2</sup></b>	Terrace area <b>100 m<sup>2</sup></b>	Land area <b>2 980 m<sup>2</sup></b>	Bedrooms <b>3</b>
Bathrooms <b>2</b>	Parkings <b>4</b>	Floor <b>1</b>	Condition <b>Work required</b>
View <b>Vue mer,Vue montagne</b>	Release date <b>Available</b>	Ref. <b>NRF-009</b>	

□ Villa with unique potential – Menton, residential □ area

Only 5 minutes by car from the city center of Menton, discover this rare property nestled in a peaceful and green environment.

Located on a slightly terraced plot of 2,800 m<sup>2</sup>, the current villa develops approximately 100 m<sup>2</sup> of living space, completed by an independent studio under a terrace with separate access.

From the outside, you can enjoy a privileged setting with views of the mountains, the sea and as far as Italy in the distance. The district, sought after for its calm and beauty, offers a real natural setting.

Car access is easy, and the major asset lies in the buildable potential: the possibility of building up to 400 m<sup>2</sup> in total, opening the way to multiple projects, whether it is a prestigious renovation or a new contemporary



development.

A property with great potential, ideal for lovers of calm and unobstructed views, a stone's throw from the Italian Riviera.

Delegation with the commercial agent BSK Immobilier NICOLAS RODE (EI) registered with the RSAC of ANTIBES (06600) under number 88843551800012.

Property price: €1,750,000.00

Agency fees are payable by the seller.



