



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

For sale

Sole agent

1 750 000 €

Product type House	Num rooms 4 rooms	City Menton	Country France
Living area 110 m²	Terrace area 100 m²	Land area 2 980 m²	Bedrooms 3
Bathrooms 2	Parkings 4	Floor 1	Condition Work required
View Vue mer,Vue montagne	Release date Available	Ref. NRF-009	

□ 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 m², the current villa develops approximately 100 m² 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 m² 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.



