



## EXCEPTIONAL HOUSE IN MENTON

For sale

2 500 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Menton</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>267 m<sup>2</sup></b>	<i>Terrace area</i> <b>35 m<sup>2</sup></b>
<i>Land area</i> <b>1 587 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>+5</b>
<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>Luxurious services</b>
<i>View</i> <b>MONTAIN AND SEA VIEW</b>	<i>Exposure</i> <b>SOUTH</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>1945</b>

On the heights of Menton, discover an exceptional sea-view property with a pool and high-end features, perfect for enjoying the French Riviera.

On the most sought-after heights of Menton, this exceptional villa offers a unique and refined lifestyle on the French Riviera, with breathtaking panoramic views over the Mediterranean Sea and the surrounding coastline. Nestled in a peaceful and prestigious residential environment, the property immediately impresses with its elegance, generous volumes, and abundant natural light. Built on a plot of approximately 1,587 m<sup>2</sup>, it provides an exclusive and comfortable living environment perfectly suited to the Mediterranean way of life.



The villa features beautiful living spaces where every room has been designed to combine comfort and functionality. It offers four spacious bedrooms, ideal for accommodating family and guests, as well as three fully equipped bathrooms with quality finishes. The modern kitchen is fully fitted and functional, opening onto the main living areas to create a warm and convivial atmosphere. Large windows allow natural light to flood the interiors throughout the day while seamlessly connecting the indoor and outdoor spaces.

Outside, expansive sun-filled terraces surround the swimming pool and offer spectacular sea views. These outdoor areas are perfect for hosting meals, entertaining guests, or simply enjoying the mild climate of the region in a peaceful and privileged setting.

Designed for comfort and leisure, the property also includes several exclusive features. Among them are a private cinema room, ideal for relaxing moments with family or friends, and a wine cellar that will delight wine enthusiasts and collectors. A jacuzzi completes this wellness area, creating a true space for relaxation while enjoying the stunning sea view.

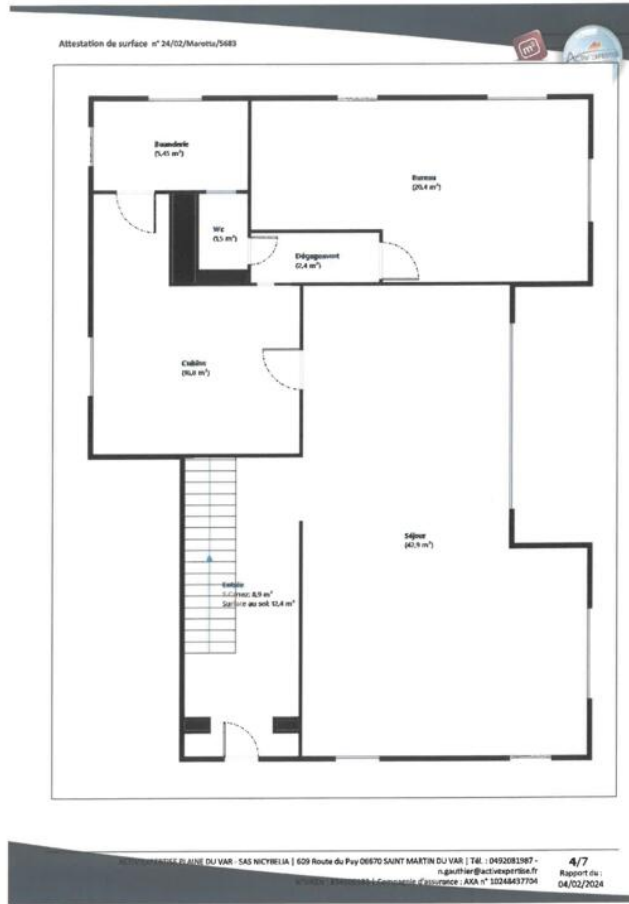
The villa also offers a very practical parking area with space for up to six vehicles within the property, ensuring both security and convenience for residents and their guests.

Combining the charm of traditional architecture with modern comfort, this rare villa represents an exceptional opportunity to fully embrace the Mediterranean lifestyle. Located close to the beaches, shops, and amenities of Menton while preserving privacy and tranquility, it is an ideal prestige property for either a primary or secondary residence on the French Riviera. A remarkable home for lovers of elegance, serenity, and exceptional sea views.









### Diagnostic de Performances Énergétiques

