



PROPERTY CONCEPT

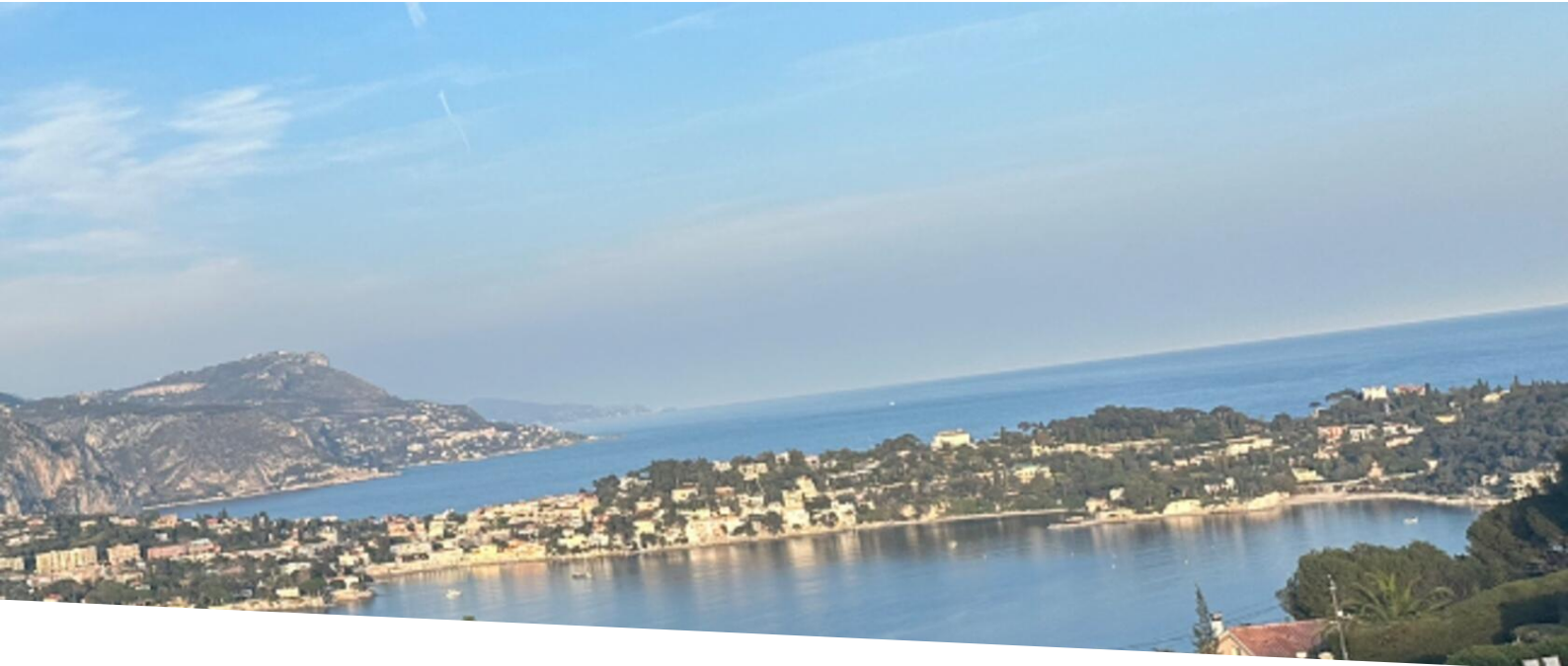
Property Concept Monaco

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VILLEFRANCHE-SUR-MER / LAND with building permit / VILLA to renovate / panoramic views

For sale

6 800 000 €

<i>Product type</i> House	<i>Num rooms</i> 6	<i>District</i> Col de Villefranche	<i>City</i> Villefranche-sur-Mer
<i>Country</i> France	<i>Living area</i> 220 m²	<i>Land area</i> 3 000 m²	<i>Bedrooms</i> +5
<i>Parkings</i> 2	<i>Condition</i> Work required	<i>Release date</i> Now	<i>Ref.</i> VSD0423

Exceptional Villa with Expansive Land and Stunning Views in Villefranche-sur-Mer

Experience the epitome of the French Riviera's charm with this captivating villa perched on a vast 3000 square meter plot, offering breathtaking views of the picturesque harbor of Villefranche-sur-Mer and the enchanting Saint Jean-Cap-Ferrat. This unique property not only includes a house with renovation potential but also provides the rare opportunity to construct additional villa spanning 350 square meters, making it an exceptional investment.

Property Features:

- **Villa to Renovate:** The existing villa of 220 m2 presents a blank canvas, ready for your personal touch. With some renovation, it has the potential to become your dream coastal residence.
- **Land for Development:** The expansive land of 3000 m2 offers the exciting prospect of constructing one more villa of 350 m2 of living space.
- **Parking Space:** A dedicated parking area of 60 square meters ensures that your vehicles have a



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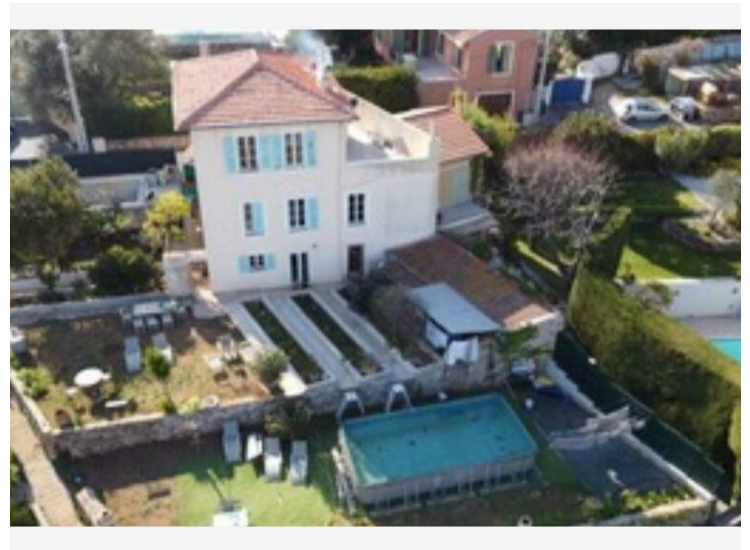
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secure and convenient place to be stored.

- **Spectacular Views:** Situated on this elevated parcel of land, you'll be treated to unrivaled panoramic views of the Villefranche-sur-Mer harbor and the captivating Saint Jean-Cap-Ferrat, creating a truly idyllic setting.

This is a once-in-a-lifetime opportunity to own a piece of paradise on the French Riviera and make it your own. Whether you are looking to create a dream home or capitalize on the development potential, this property offers an abundance of possibilities.





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