



**AGENCE CONTINENTALE**

REAL ESTATE MONACO

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## Splendid contemporary villa on the Golden Horn

For sale

Co-exclusive

4 550 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Col de Villefranche</b>	<i>City</i> <b>Villefranche-sur-Mer</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>286 m<sup>2</sup></b>
<i>Terrace area</i> <b>54 m<sup>2</sup></b>	<i>Land area</i> <b>760 m<sup>2</sup></b>
<i>Total area</i> <b>340 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>3</b>	<i>Parkings</i> <b>+5</b>
<i>Box</i> <b>2</b>	<i>Condition</i> <b>Luxurious services</b>
<i>Ref.</i> <b>ACV_Villa_Villefranche</b>	

Panoramic views of the Mediterranean and Cap Ferrat from all rooms

This villa equipped with an elevator consists of:

At the first level:

- An elegant entrance
- A bedroom with shower room and separate toilet



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Ref. : ACV\_Villa\_Villefranche

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- An office
- A laundry room
- A wine cellar
- An independent 2-room apartment with living room and kitchen, as well as a bedroom with shower room and separate toilet

On the 2nd level:

- A living/dining room
- A fully equipped kitchen with central island
- A patio on the north side
- A master bedroom with dressing room, office and bathroom
- Guest toilet
- Magnificent south-facing terrace

2 double garages, a car park, a technical room and 2 storage spaces complete this exceptional property. Possibility of creating an independent 2-room apartment.

French correspondent.







