

305m2 A Peaceful Villa with Stunning Panoramic Views

For sale

2 200 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Menton	<i>Country</i> France
<i>Living area</i> 305 m²	<i>Total area</i> 2 305 m²	<i>Bedrooms</i> 6	<i>Ref.</i> 85592052

Nestled in a quiet area and surrounded by greenery, this beautiful villa is located in one of the peaceful areas of Menton and Roquebrune-Cap-Martin, only a five-minute drive from the beach and city center. The property ensures privacy and tranquility by offering breathtaking panoramic views of the sea, mountains, and city lights.

With 305 m² of living space, this bright and spacious six-bedroom home is perfect for large families or entertaining guests. At the heart of the villa is a stunning 100 m² living room with high ceilings, a cozy fireplace, and an open-plan layout connecting to the dining area and a modern, fully equipped kitchen. The kitchen leads out to a large terrace with a barbecue area and a newly added heated saltwater pool—all framed by unforgettable panoramic views.

The upper and lower floors feature six bedrooms, including a luxurious master suite with sea views, a walk-in closet, and a private en-suite bathroom. There are also two additional bathrooms, guest toilets, a laundry room, and a versatile second living space or playroom. The lower level even has a private entrance, allowing for the creation of a guest apartment, office, or additional living space.

A 65 m² basement offers endless potential, whether you choose to expand the living area, create a workshop, or design a space tailored to your needs such as Spa, Gym or Cinema.

Outside, the villa sits on a beautifully landscaped plot with a garden, a spacious garage equipped with power

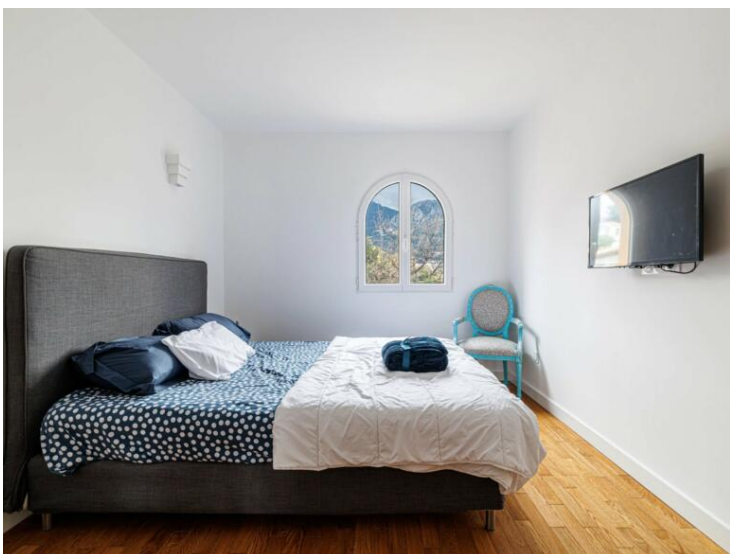




outlets, extra parking spaces, electric gates, and modern features like reversible air conditioning and automated shutters.

This exceptional property combines comfort, style, and convenience with unparalleled views. It's a rare opportunity to enjoy a peaceful retreat while staying close to the vibrant Mediterranean lifestyle.











Diagnostic de Performances Énergétiques

