

Villa in Villefranche-sur-Mer with sea view, 3 bedrooms, independent apartment, pool, garage, rooftop terrace

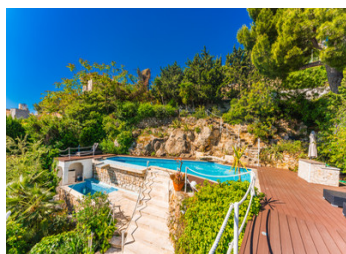
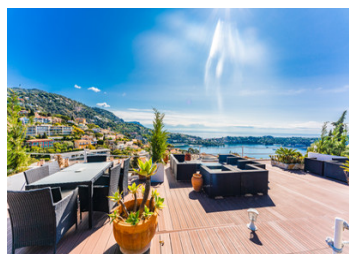


## INFORMATION

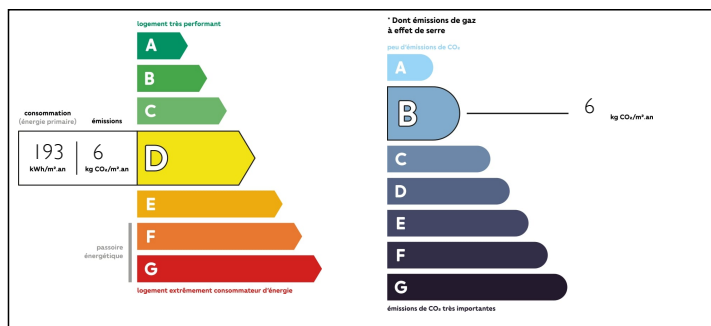
Town:	Villefranche-sur-Mer
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	272 m2
Plot Size:	976 m2

## IN BRIEF

Large 3 bedroom villa in Villefranche-sur-Mer with a beautiful sea view, rooftop terrace and garden, garage for 2 cars, lift, swimming pool and independent 1 bedroom apartment. Excellent location, very rare find!



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

This beautiful villa sits in a prime location in Villefranche-sur-Mer, within walking distance to amenities and a 15 minute walk from the Old Town and the beach. Set back from the road the house is very private, quiet and not overlooked.

The main villa itself is set over two levels, with the ground floor consisting of a beautiful 18m<sup>2</sup> entrance hall that integrates seamlessly with the 60m<sup>2</sup> living room. From the living room you have direct access to a small garden area next to the house. The 11m<sup>2</sup> kitchen is independent, however there is a large opening which makes it feel part of the open space on this floor. A corridor leads you to a separate WC, a bathroom, and a bedroom with a balcony and sea view.

Move up to the first floor on the grand staircase and you have two bedrooms. The 26m<sup>2</sup> master bedroom has its own lounge area and direct access to the terrace stretching across the length of the house - and of course an absolutely stunning sea view to wake up to. The beautiful 10m<sup>2</sup> en-suite bathroom is set a few steps up and offers direct access to its own terrace with a jacuzzi and sea view. Behind the bedroom is a room that is currently used as an office, as well as a dressing room. There is one more bedroom on this floor, also with sea view and access to the terrace, and a bathroom right next to it.

Move...