

## Villefranche-sur-Mer – Neo-Provençal Villa with Pool & Garden

For sale France

2 900 000 €

Villefranche-sur-Mer – Exceptional 200 m<sup>2</sup> neo-Provençal villa in the gated Castellet domain, fully renovated, 5 bedrooms, 4 bathrooms, office, terraces, landscaped garden, and large pool. Quiet, sun-drenched location on a 1,500 m<sup>2</sup> plot.

|                 |                      |                       |                        |
|-----------------|----------------------|-----------------------|------------------------|
| Type            | For sale             | Total area            | 1 507 sqm              |
| Product type    | Villa                | Living area           | 200 sqm                |
| Number of rooms | 6                    | Terrace area          | 150 sqm                |
| City            | Villefranche-sur-Mer | Bedrooms              | 5                      |
| Country         | France               | Box                   | 1                      |
| Condition       | Luxurious services   | In collaboration with | SAS RIVIERA PROPERTIES |

**Villefranche-sur-Mer** – Nestled in the exclusive gated Castellet domain, this fully renovated neo-Provençal villa offers 200 m<sup>2</sup> of living space on a flat, landscaped 1,500 m<sup>2</sup> plot. Enjoy 8 main rooms, including a spacious living/dining area, 5 bedrooms, 4 bathrooms or shower rooms, an office, and a laundry room with ample storage. The villa also features two terraces, a large garage, and a vast basement. Outdoors, a private swimming pool and lush garden provide tranquility and sun all day. Modern comforts, double glazing, underfloor heating, and high-end security features ensure a luxurious lifestyle. Agency fees of 5% are included, payable by the seller.

### Key Features

- 8 rooms / 5 bedrooms
- Living area: 200 m<sup>2</sup> / Total: 350 m<sup>2</sup>
- Plot: 1,509 m<sup>2</sup>
- Fully renovated in 2024
- South-facing, bright & sunny
- Landscaped garden & private pool
- 2 terraces
- Garage & basement
- 4 bathrooms / shower rooms, 2 guest WCs
- Office & laundry room
- High-end finishes & security

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- Neo-Provençal style

### Composition by Levels:

#### Garden level (Rez-de-jardin)

- Entrance
- Living / dining room
- Kitchen
- 4 bedrooms
- 3 bathrooms / 2 with WCs
- 2 guest WCs
- Garage
- Laundry

#### First floor (R+1)

- 1 bedroom
- 1 shower room / WC
- Office
- 2 terraces

#### Basement (R-1)

- Large basement / storage

### 5. Technical & Prestations

- Double glazing
- Underfloor heating (electric)
- Double-flow ventilation
- Irrigation system

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- Barbecue & outdoor lighting
- Alarm system
- Intercom & electric gate
- Security door
- Swimming pool

### 6. Legal Information

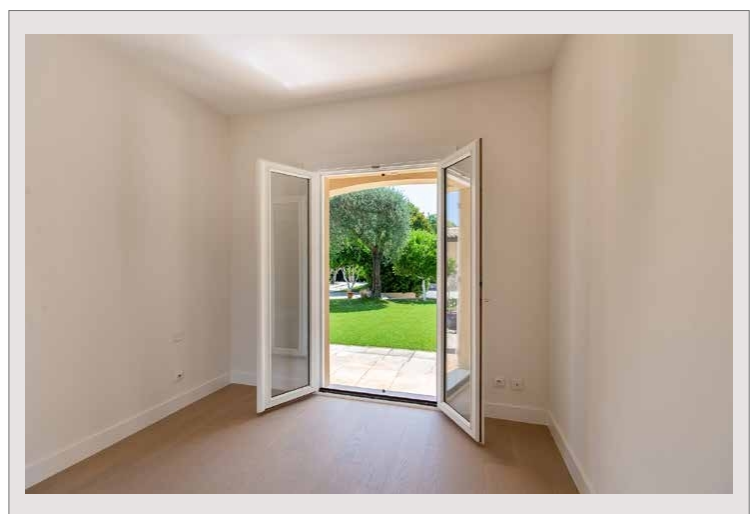
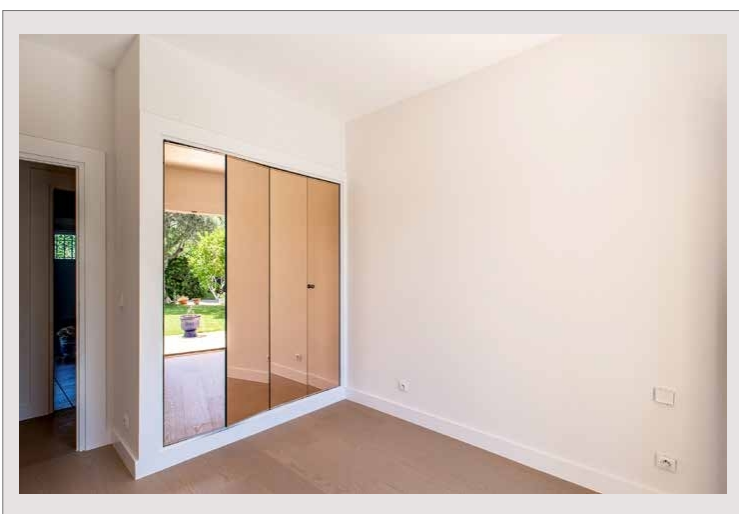
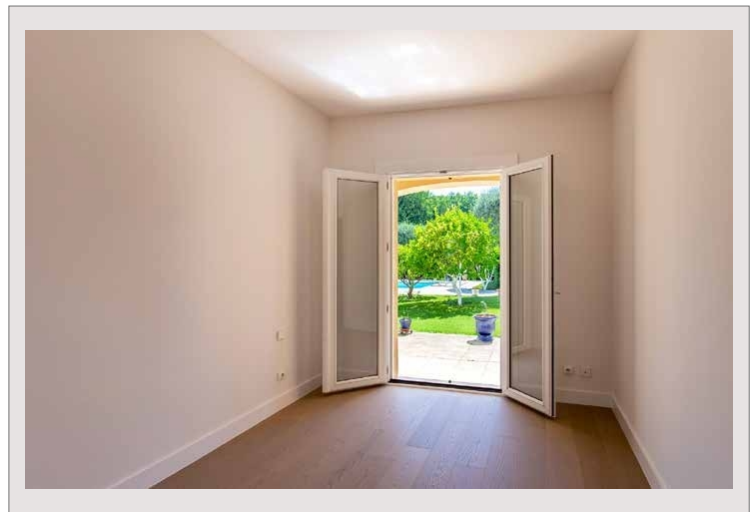
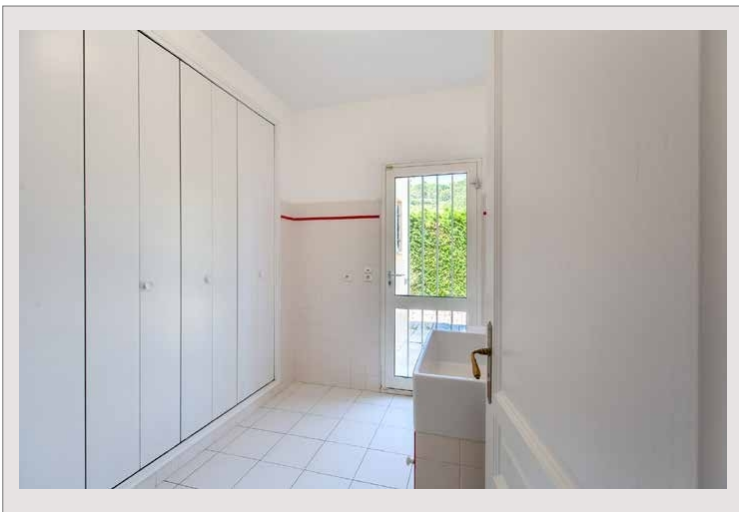
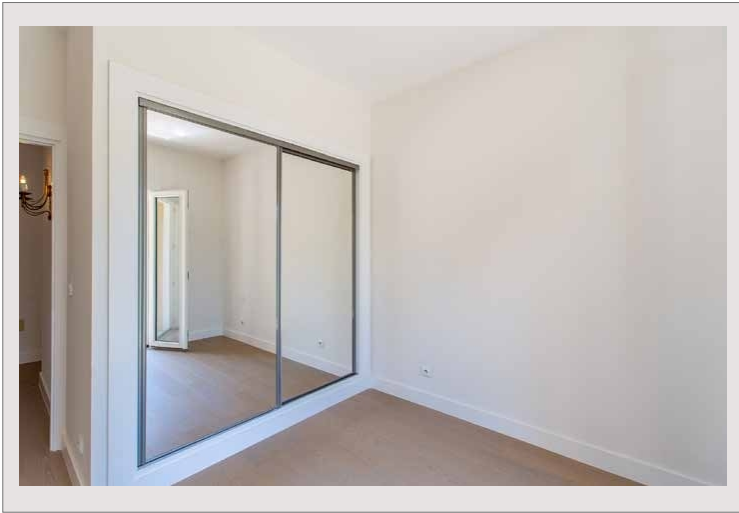
- **Agency fees:** 5% included, payable by the seller
- Taxe foncière: €4,500/year
- Monthly charges: €100



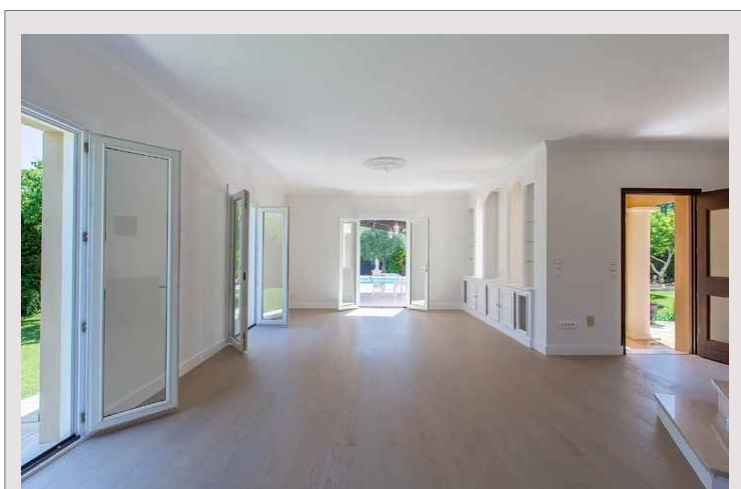
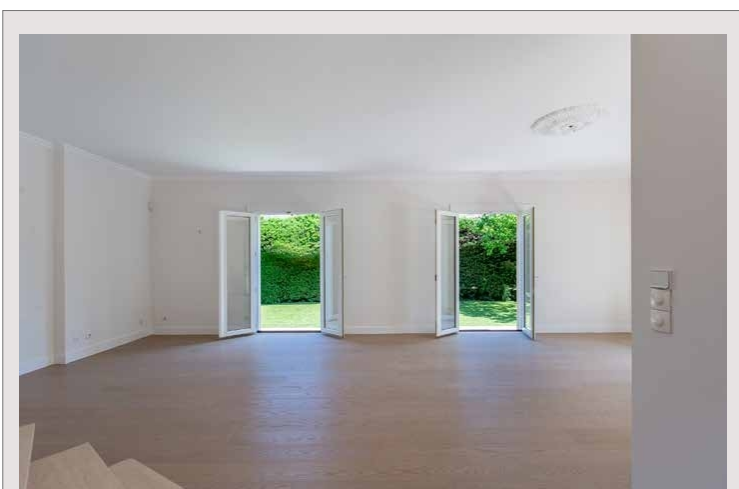
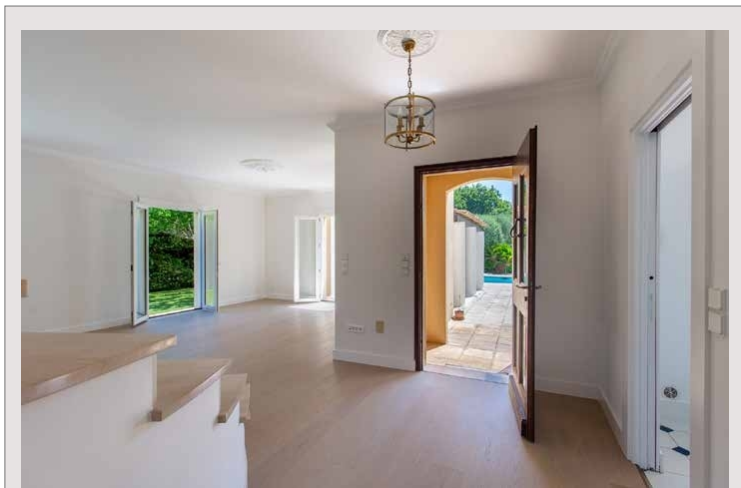
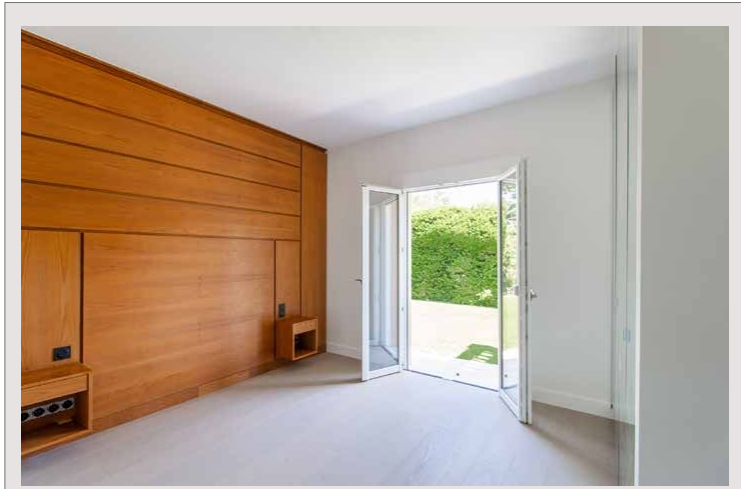
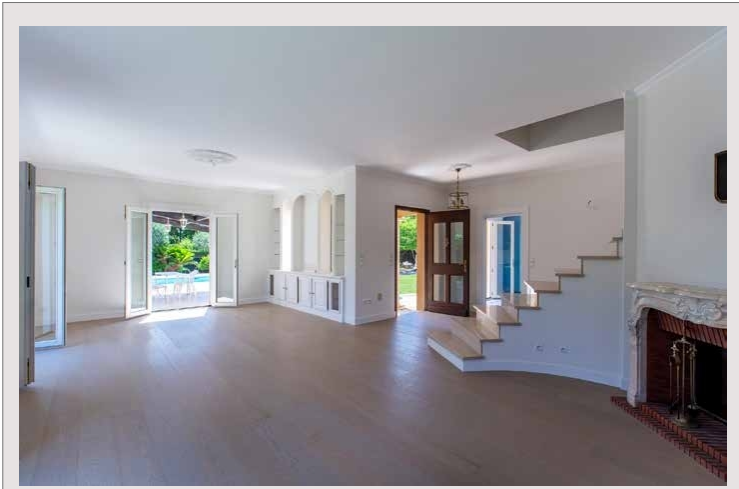
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**MONACO PROPERTIES**  
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

**Monaco Properties**

14, boulevard d'Italie  
98000 Monaco

Phone : +377 97 97 33 97

Fax : +377 97 97 33 98

info@mpmonaco.com

www.monacoproperties.mc

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