



## Villa a few minutes from the center

For sale France

**Sole agent**

890 000 €

Villa with great potential

Product type	Villa	Num rooms	5+
Total area	170 m <sup>2</sup>	Num bedrooms	4
Land area	650 m <sup>2</sup>	Num parking	3
View	Pleasant ses view	City	Menton
Exposure	south	Country	France

Pleasant villa located in a quite area a few minutes from the center, in a lovely planted garden with swimming pool and partial sea view.

On 650sqm land, the villa offers a living area of 170sqm (2 levels + underground)

On the ground floor, vast reception area opening on to the terrace

Independant fitted kitchen

2 bedrooms, 1 bathroom , 1 independent toilet

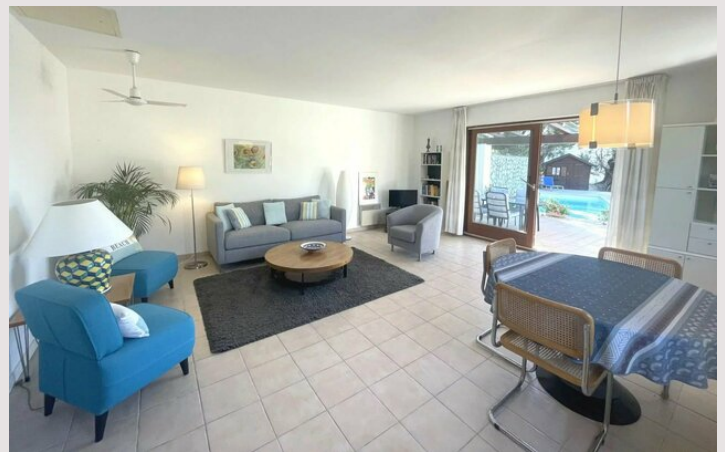
On the upper level, 1 double bedroom, 1 single bedroom, 1 shower room, 1 independent toilet

From the garden, large independent room with private access which can be transformed in to a studio for rent.

In the garden, nice wimming pool and garden shed

3 car spaces

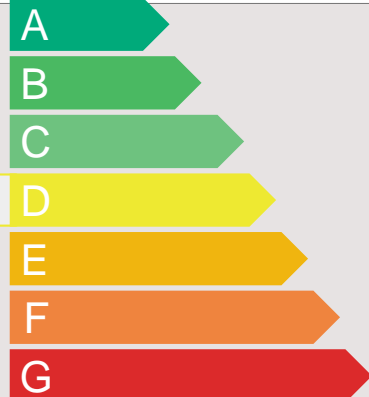
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## Villa a few minutes from the center



logement très performant



203 kWh/m<sup>2</sup>.an | 4 kg CO<sub>2</sub>/m<sup>2</sup>.an

logement extrêmement consommateur d'énergie