



# MAS IN VILLEFRANCHE WITH SEA VIEW

To be renovated

Overlooking the bay of Villefranche, the Cap Ferrat peninsula, the coastline southwards to the harbour of Nice, Cap d'Antibes, the Estérel mountain range and afar, Saint-Tropez, this property boasts an absolutely fantastic location.

Situated in a privileged setting above Villefranche, in a quiet residential area, this property features all strongpoints:

3120 m<sup>2</sup> of gently sloping grounds, with a natural mixture of Mediterranean and subtropical vegetation.

A stately villa of 229 m<sup>2</sup> built in 1974 with quality materials, according to classical Mas-style architecture, with handhewn stones, Roman roof-tiling with built-in gutters etc. on two main levels:

The elevated ground floor features a 65 m<sup>2</sup> living room with a rustic fireplace, opening to the wide and deep terrace. A host of French doors ensure that the house is swathed in sun. Master bedroom with own bath. A door opens to the turret stairwell, leading up to the 'terrace tropézienne', i.e. a sundeck cut out in the roof, from whence the postcard vista is 360°.

An indoor staircase leads down to the garden level of the house, which is currently composed of 2 bedrooms sharing a bathroom, plus an independent 3-room apartment,

Double garage. Much storage space.

A 2-minute drive from grocery-shopping etc., and a further 5 minutes will take you to the charming



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Ref : AC528VL

Price : 2 000 000€

Contact : Carle Alexis

Mail : alexis@riviera-estates.net

Phone : 06 09 78 50 14

restaurants of Villefranche or Nice...

Note: This property has not been updated since its construction, and deserves to be renovated to a high level of specification, commensurate with its enviable location.

Minor residual building rights may apply ('COS résiduel').

