

## TWO-STOREY HOUSE WITH A BEAUTIFUL VIEW AND LARGE PLOT OF LAND

Reference 06500\_LL



### DESCRIPTION OF THE PROPERTY

Discover this exclusive two-storey maison villa, located in Menton, in excellent condition and only 2 km from the town centre. The property is set in 470 sqm of land and offers breathtaking views of both the sea and the surrounding mountains.

Entrance Floor:

- Welcoming entrance hall leading to a large open space with open kitchen and bright living room
- Private terrace ideal for relaxing moments outdoors

First Floor:

- Three spacious bedrooms
- Full bathroom with separate toilet
- Second terrace with enchanting views

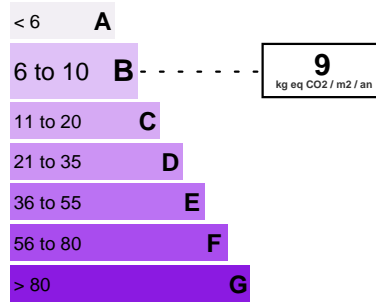
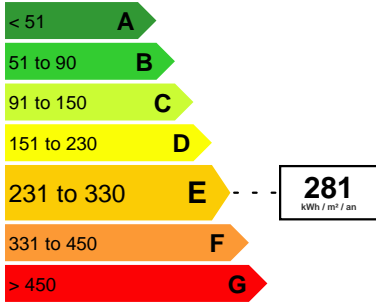
The villa also includes two cellars and a separate outbuilding, perfect for guests or as a private study. A unique opportunity to live in an exclusive and charming environment, where every detail has been taken care of to ensure comfort and refinement.

Don't miss the opportunity to turn this splendid residence into your new home

**Euro 399 500**

**FEATURES**

|                       |                |                            |                 |
|-----------------------|----------------|----------------------------|-----------------|
| City                  | <b>Mentone</b> | Number of pieces :         | <b>4 pieces</b> |
| Number of bedrooms :  | <b>3</b>       | Terrace :                  | <b>Yes</b>      |
| Cellar :              | <b>Yes</b>     | Carrez surface :           | <b>99 m²</b>    |
| Garden :              | <b>Yes</b>     | Free at the time of sale : | <b>Yes</b>      |
| Honorary payable by : | <b>seller</b>  |                            |                 |



Date of energy audit :





