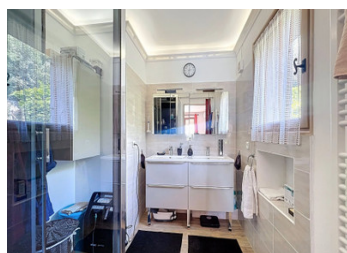
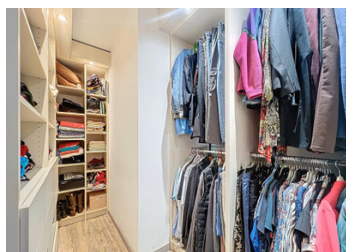


House 180m on flat plot of land 1450m . 6 rooms, 5 beds, 2 baths, pool. Double garage + outside parking.



INFORMATION

Town:	Villefranche-sur-Mer
Department:	Alpes-Maritimes
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	1450 m2



IN BRIEF

Villa with pool – Saint-Michel – Villefranche-sur-Mer. Located in the sought-after residential area of Saint-Michel—in a peaceful setting surrounded by greenery—this Provençal-style villa sits on a flat 1,450 m² plot featuring a swimming pool.

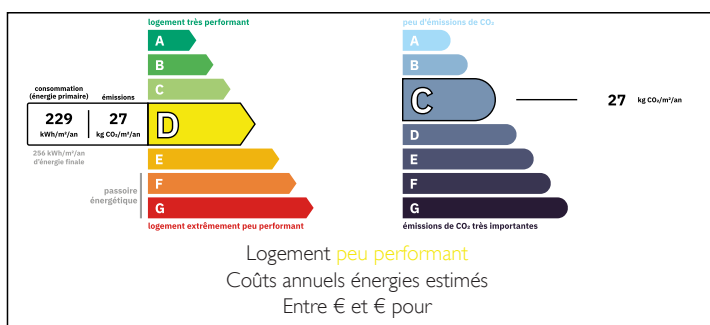
The property offers a bright living room with a fireplace and mezzanine, five bedrooms (including a ground-floor suite), several sunny terraces, and a summer kitchen with a pizza oven and BBQ, as well as pleasant glimpses of the sea from the upper floor. There is potential to create two separate apartments.

Includes a double garage, parking space, and outbuildings. The property is in good general condition but offers significant potential for modernization.

Move-in ready.

Ideally located just 20 minutes from Monaco, 10

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

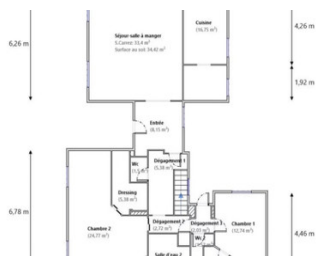


DESCRIPTION

On the ground floor, the living room and kitchen are located on one side, while the sleeping area—comprising two bedrooms, a shower room, and several storage spaces, including a walk-in closet—is on the other.

The first floor features three bedrooms, a bathroom, a separate toilet, and a loggia.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



Raz de chaussée - Chambre 1	12,74	12,74	
Raz de chaussée - Chambre 2	24,77	24,77	
Raz de chaussée - Cuisine	16,75	16,75	
Raz de chaussée - Salle d'eau 1	2,80	2,80	
Raz de chaussée - Salle d'eau 2	5,02	5,02	
Raz de chaussée - Dressing	5,38	5,38	
Raz de chaussée - Porcaille	1,05	20,17	Hauteur intérieure à 1,80m
Raz de chaussée - Déplacement 1	5,38	7,95	Surface de marche
Raz de chaussée - Déplacement 2	2,72	2,72	
Raz de chaussée - Déplacement 3	2,03	2,03	
Raz de chaussée - WC	1,50	1,71	Surface surélevée
Raz de chaussée - WC 2	1,52	1,52	
1er étage - Chambre 3	16,63	16,63	
1er étage - Chambre 4	12,53	12,53	
1er étage - Chambre 5	12,23	12,23	
1er étage - Salle de bain	6,80	6,80	
1er étage - Déplacement 1	3,59	7,52	Surface de marche
1er étage - Déplacement 2	4,46	4,46	
1er étage - WC	1,04	1,04	
1er étage - Terrasse	-	6,50	Périmètre dont la fonction l'exclut de la surface carrez
1er étage - Loggia	-	7,20	Périmètre dont la fonction l'exclut de la surface carrez

LOCAL TAXES

Taxe foncière: 1492 EUR

NOTES