

# VILLA BOA VISTA

## VILLEFRANCHE-SUR-MER



Stunning Modern Villa - Gated Community - View over the Villefranche Bay

5 950 000 €



### DESCRIPTIVE :

Stunning modern villa recently and completely renovated with high quality services, tastefully furnished, located in a small secured domain close to all amenities. Set on a charming landscaped land of 730SQ M, planted with Mediterranean species, the villa, of approximately 240SQ M, consists of a large living / dining room, independent kitchen, guest toilets master bedroom with complete ensuite bathroom and dressing, 3 bedrooms with en suite shower rooms, laundry room, wine cellar, steam room and many terraces. The property benefits from a water softener, a home automation system, reversible air conditioning, a heated swimming pool with counter-current swimming system, a garage and a covered parking place. It enjoys an incredible view over the bay of Villefranche sur Mer and the peninsula of Saint-Jean-Cap-Ferrat. The villa could be sold furnished.

Land tax: €2890/year

Diagnostics : on process

Energy Consumption: B - 83Kwh/m2/year

GHG emissions: A - 2KgCO2/m2/year

Information on the risks to which this property is exposed is available on the

"Géorisques" website: <http://georisques.gouv.fr>

Agency fees due by the seller.

**REF: VF334**

### DETAILS



\*240 m<sup>2</sup>



Perfect condition



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Facing south



Villefranche Bay, Sea, Panoramic view

\*marketable surface area

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