

# 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

**Dotta.**

MONACO PRIVATE REAL ESTATE

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This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.

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