

# VILLA « LE MAS DES OLIVIERS »

## MENTON



### Provençal style Villa with Sea View

3 550 000 €



#### DESCRIPTIVE :

Magnificent property entirely renovated comprising 2 neo-Provençal style VILLAS located 25 minutes from the Principality of Monaco, set in grounds of approx. 2,860 sqm with landscaped gardens.

A VILLA called "LE MAS DES OLIVIERS" with around 200 sqm of living space on two levels, comprising :

- Ground floor: living room, separate kitchen, dining room, shower room, utility room, terrace, lift access to the first floor, bedroom and bathroom.

- 1st floor: television lounge, four bedrooms, shower room, dressing rooms, including one bedroom with en suite bathroom and balcony.

Heated swimming pool with counter-current, garage for three cars approx. 67 sqm with lift access to the house, fruit garden approx. 600 sqm and grounds approx. 2,260 sqm .

A two-storey garden shed with approx. 30 sqm of living space, comprising a bedroom, a shower room and a small lounge.

A small cottage with approx. 10 sqm of living space and a kitchenette.

Property in co-ownership Building: No

Land tax: €XXXX

Diagnostics : on process

Energy Consumption: x - xxxKwh/m2/year

GHG emissions: x - xxxKgCO2/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: VF344

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.

#### DETAILS



\*200 m<sup>2</sup>



Excellent condition



Sea view

\*marketable surface area

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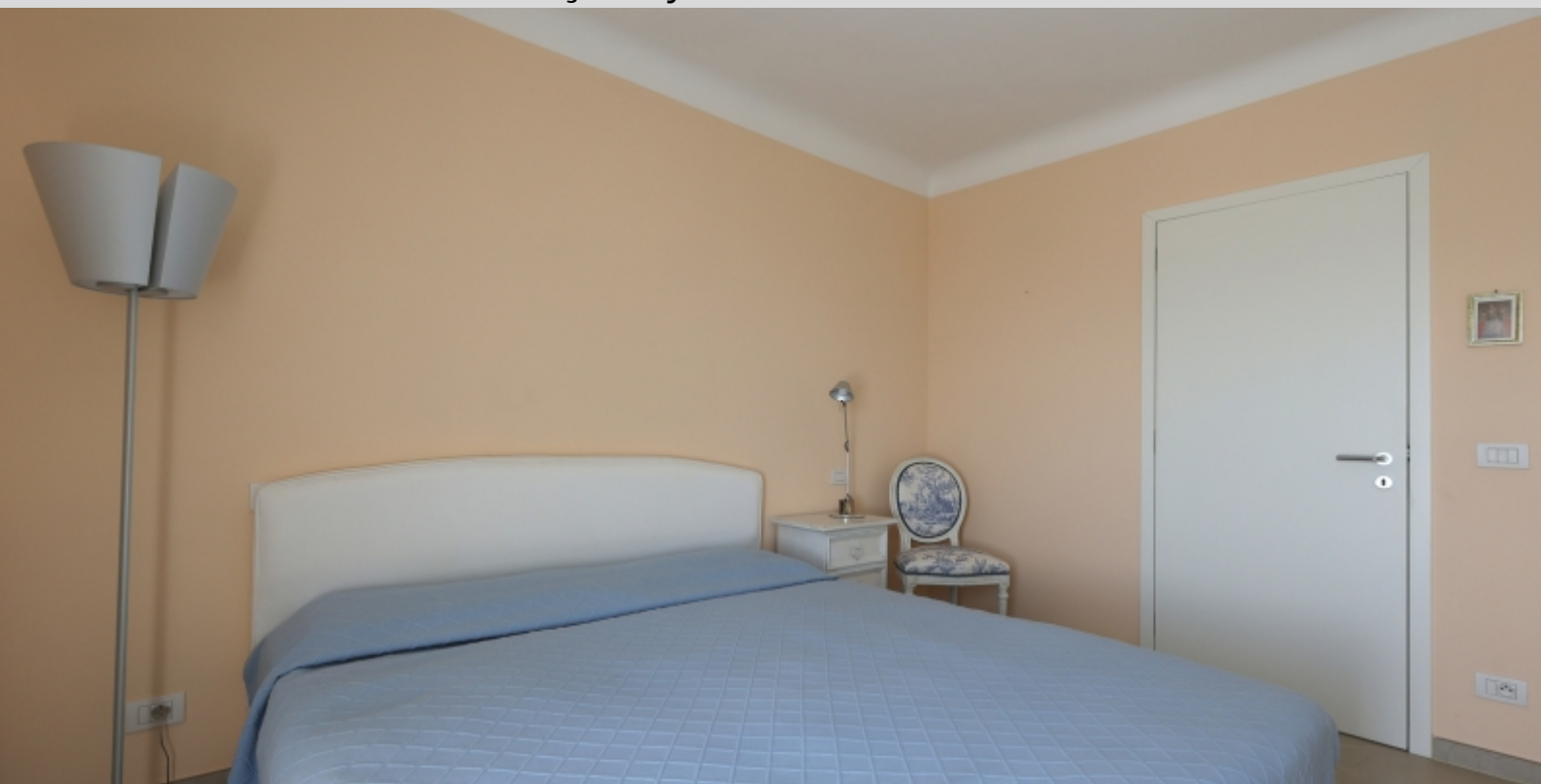
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