

# VILLA "LE MAS DES CIGALES"

## MENTON



### Wonderful Modern Villa on the heights of Menton

3 250 000 €



#### DESCRIPTIVE :

Magnificent modern property, fully renovated, situated 25 minutes from the Principality of Monaco and set in grounds of approx. 880 M2 with landscaped gardens.

With around 200 M2 of living space, it comprises two levels:

- ground floor: living room, dining room, kitchen, utility room, shower room and terraces.

- 1st floor: two bedrooms with en suite shower rooms.

Swimming pool with counter-current, garage for two cars approx. 50 M2, garage for one car approx. 15 M2.

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: VF360**

#### DETAILS



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



Renovated



Facing south



Sea view

\*marketable surface area

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.

**Dotta.**

MONACO PRIVATE REAL ESTATE

[www.dotta.mc](http://www.dotta.mc)

+377 97 98 20 00 - [info@dotta.mc](mailto:info@dotta.mc)

5 bis avenue Princesse Alice - BP 98005 - Monaco Cedex

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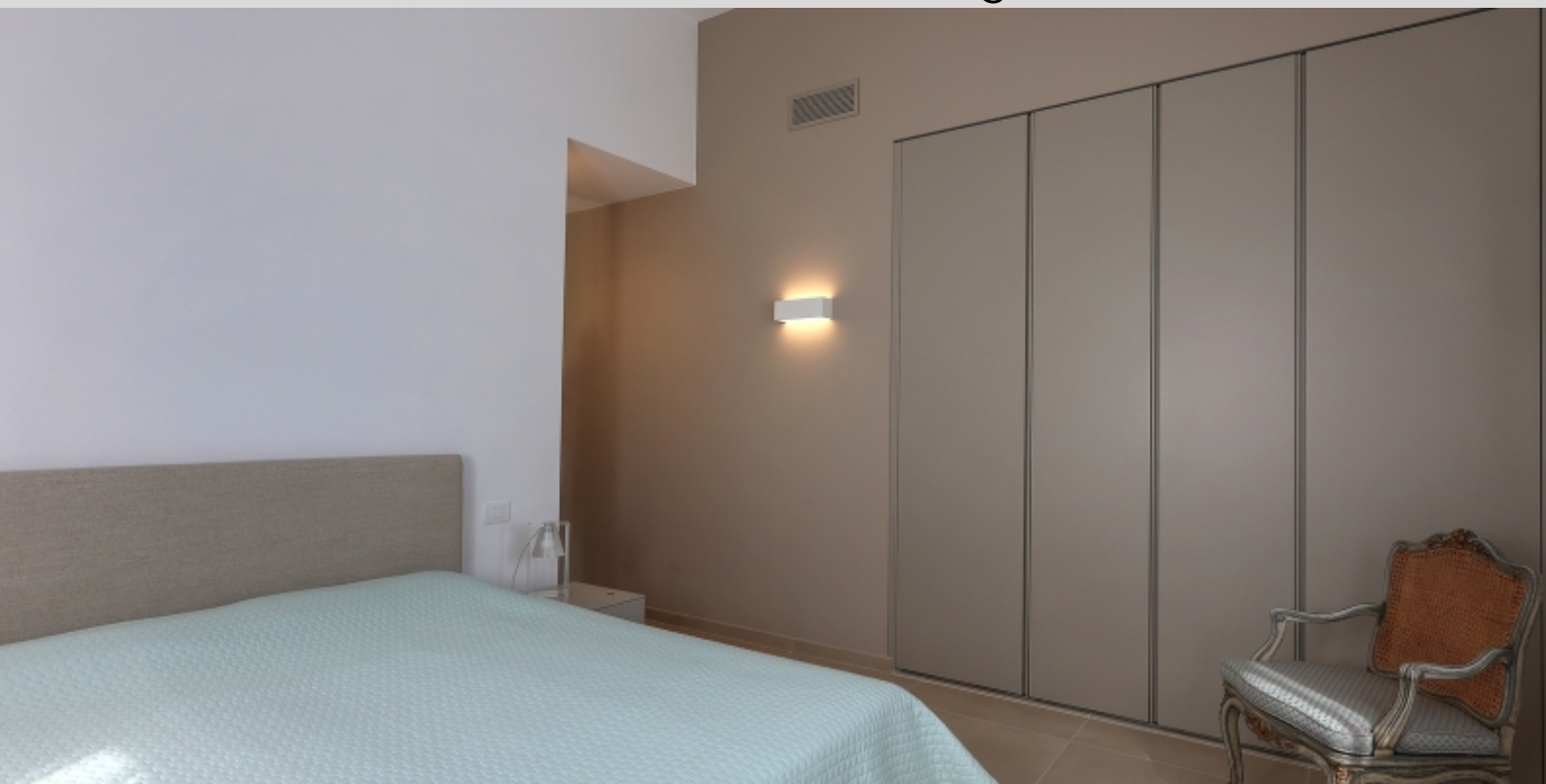


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