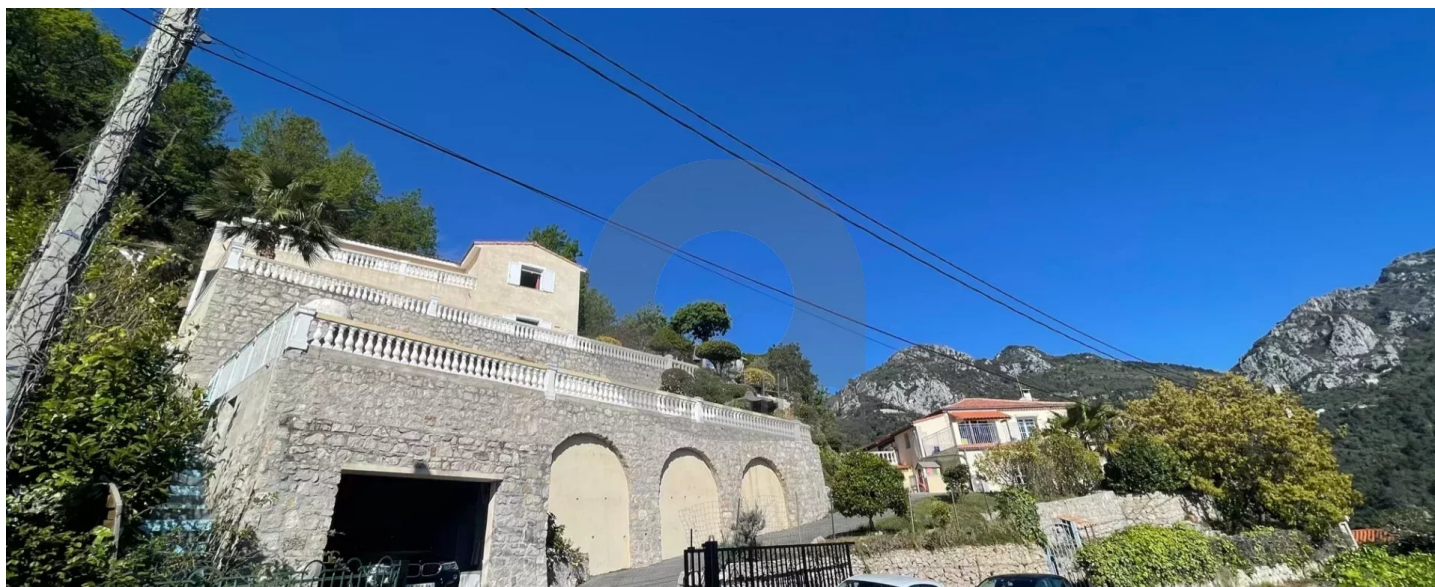


2 VILLAS WITH POOL IN PERFECT CONDITION



421 m² — 14 rooms
Reference : G001

We offer 2 SUPERB VILLAS in the town of Sainte Agnès, 10 minutes from downtown Menton,

the first one:

In PERFECT condition, built in 2011, with DIRECT ACCESS, comprising 6 main rooms, built on 2 levels with a surface area totaling 165m², living room with American kitchen of 46m², parental suite of 30m², 4 other bedrooms, 3 bathrooms. Garage with direct access, superb SWIMMING POOL, summer kitchen with numerous TERRACES enjoying a PANORAMIC view. You will benefit from a LAND surrounding the villa of 1.500m² with trees. In absolute calm, RARE PRODUCT!

The second:

SUPERB recent VILLA with direct access of 255m² on 2 levels.

Benefiting from a LARGE GARAGE and numerous parking lots, you can enjoy its IMPREGNABLE and PANORAMIC view of the SEA and the surrounding mountains.

This villa, completely renovated, will offer you a living room with fireplace of 65m² opening onto a TERRACE of 150m² with OPTIMAL exhibitions, 6 bedrooms, fully equipped kitchen, numerous shower rooms and WCs. A real summer kitchen with BBQ, and pleasant garden. A raised ground of 2500m² will be added, finally, to the visit.

Villa currently divided into an independent 4-room apartment on the ground floor, which can easily be connected to the rest of the house, if necessary.

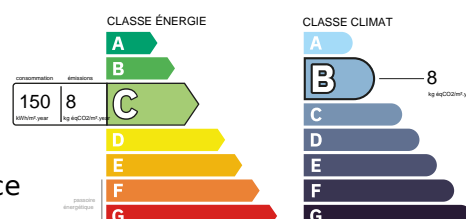
Alarm, armored door, double glazing, electric gate, air conditioning...
She can only seduce you!

information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr

2,638,000 €

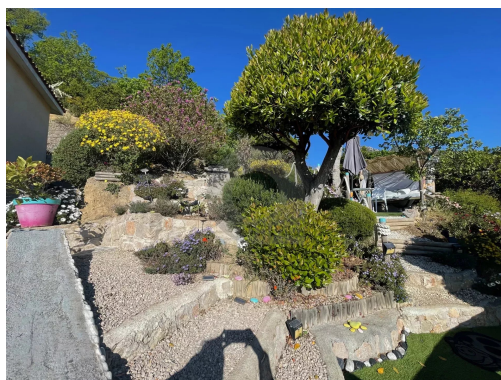


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Not contractual information

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