

# CASTELLAR - villa Near Menton



125 m<sup>2</sup> — 5 rooms — 3 bedrooms

Reference : V10267

For sale Renovated house with direct access, 131m<sup>2</sup> living space on 2270 m<sup>2</sup> of land. Located in a sought-after neighborhood in Castellar, near Menton. It is close to Menton town center, i.e. 6 mins by car from shops and amenities.

This house comprises :

- a ground floor with cupboard, laundry room, separate WC, a spacious 58 m<sup>2</sup> living room with reversible air-conditioning and a kitchen opening onto the dining room and living room, in which a wood-burning insert has been installed. A magnificent veranda in the countryside completes this room. A beautiful east-facing terrace of approx. 30 m<sup>2</sup> opens onto the dining room and kitchen, with exceptional views of the mountains, Le Berceau and the sea.

- on the lower level are 2 large bedrooms with fitted closets. These 2 rooms are separated by a bathroom with WC and open onto a balcony.

- on the second floor, a master suite with a shower room including an Italian shower, and 33 m<sup>2</sup> of attic space that can be converted into a dressing room.

House extras :

- reversible air conditioning/ wood-burning insert/ new pvc double-glazed windows and French windows throughout the house

- new water heater

- water-recovery basin for watering the entire plot, divided into 4 flat beds

- basement workshop of approx. 50m<sup>2</sup>

- enclosed garage as well as 7 parking spaces in the driveway

- house connected to mains drainage

- building land with lots of potential.

A house to see quickly if you love greenery and nature, surrounded by olive and fruit trees.

750,000 €

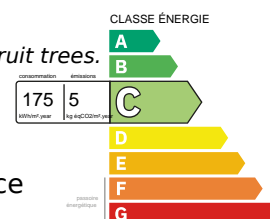


Dynamic Immo

201, Avenue Aristide Briand

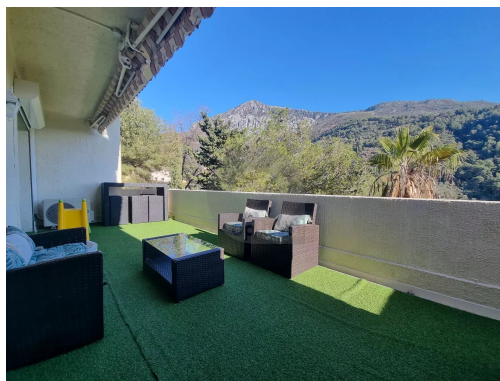
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Not contractual information

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