

# Villa Menton

**Villa near Monaco and surrounded by nature**

**Price: 997 000 €**

**158m<sup>2</sup> (1701sq ft)**



## **Description:**

Castellar. In the beautiful surroundings of the French Riviera, this haven of peace and tranquillity is just 10 minutes from Monaco and within 5 min. drive distance to the village of Menton and the beaches. This elegant villa of 158 sqm. on flat land of 1000 sqm. is located between Monaco and the Italian Riviera . Swimming pool and the pool house, Jacuzzi and sauna . The property has a garage and 2 parking spaces, cellars , office, guest room and laundry room o the ground level. On the garden level and on the first level: Living room of about 45sqm. with the fire place, dining room and independent kitchen which opens onto one of the terraces, 3 bedrooms ,3 bathrooms, separate WC. The villa is located in quiet area but very close to the centre of Menton and Roquebrune , with plenty of shops and restaurants. Private domain , fenced and with video security. Bargain price so a first class investment!

Golf club of Menton walk distance ,Tennis club of Monaco :15min. drive. Monaco Golf club :15min. drive .Airport of Nice : 25 min.drive.

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**Reference ad:** chia

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**Year of construction:** 1997

**DPE:** N/C

**GES:** N/C

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**Charges:**

160€ /month

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**Taxes:**

1400€ /year

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**Details:**

- salon: 45m<sup>2</sup>
- ▶ 1 Garage
- ▶ 2 Kitchen
- ▶ 3 Bedroom
- ▶ 3 Shower
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- ▶ 2 Cellar
- ▶ 1 Dining room
- ▶ 2 Parking
- ▶ 1 Living room
- ▶ 4 WC
- ▶ 1 Sauna
- ▶ 4 Terrace
- ▶ 1 Workshop

**Features:**

- Pool
  - Pool house
  - Automatic watering
  - Secured residence
  - Visitor parking
  - Tracking
  - Quiet neighborhood
  - Fireplace
  - Bedroom on ground floor
  - Laundry room
  - Reinforced door
  - Absolute calm
  - Marked
  - Jacuzzi spa
  - Automatic gate
  - Double glazing
  - Calm
  - Electric shutters
  - Fenced
  - Fruit trees
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**Map:**

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