

# Villa Menton

View over the hills, near town center, quiet area , pool

Price: 815 000 €

183m<sup>2</sup> (1970sq ft)



Description:

## Villa for Sale in Menton - Renovated with Pool & Panoramic Hill Views

### Spacious Renovated Villa in a Quiet Countryside Setting

Located just **1.5 km from Menton town centre**, shops, and restaurants, this fully renovated villa combines peace, nature, and comfort. Nestled on **1,700 sqm of flat landscaped land** with open panoramic views of the hills of Sospel, it offers an idyllic setting for families and nature lovers.

Facing south-west and bathed in natural light, the villa provides **183 sqm of living space** across two levels, designed for modern living while preserving charm and authenticity.

## Property Highlights:

- **183 sqm villa** on 1,700 sqm of fenced flat land
- **Independent kitchen**
- **Parking for up to 5 cars**
- **5 Bedrooms** | 3 Bathrooms | 3 WCs
- **Terraces** with panoramic hill views
- **Double glazing, crawl space, outdoor lighting**
- **50 sqm living room** with dining area and large windows
- **Swimming pool & pool house**

## Prime Location & Lifestyle

- Only 1.5 km to town centre, shops, restaurants, and buses
- Quiet residential area, perfect for family living
- 15 minutes to Monaco and the Riviera coastline
- Outdoor lifestyle: paragliding, hiking, canyoning, horse riding nearby

This property is ideal for those who want to **escape the noise of Monaco** while staying close to the coast. With its large outdoor spaces, modern renovations, and pool, this villa is a rare pearl in the Menton countryside - offering both lifestyle and investment potential.

📞 **Contact ISM Property to arrange your private viewing.**

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**Reference ad:** sospel

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**Year of construction:** 2017      **DPE:** 115 kWh/m<sup>2</sup>      **GES:** 5 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**  
0,0

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**Taxes:**  
2000€/year

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### Details:

- |                 |                 |             |
|-----------------|-----------------|-------------|
| ▶ 1 Bathroom    | ▶ 1 Cellar      | ▶ 3 WC      |
| ▶ 1 Kitchen     | ▶ 1 Dining room | ▶ 5 Bedroom |
| ▶ 5 Parking     | ▶ 3 Terrace     | ▶ 2 Shower  |
| ▶ 1 Living room | ▶ 1 Workshop    |             |

### Features:

- |                  |                      |                           |
|------------------|----------------------|---------------------------|
| ■ Pool           | ■ Pool house         | ■ Bedroom on ground floor |
| ■ Double glazing | ■ Automatic watering | ■ Laundry room            |
| ■ Calm           | ■ Secured residence  | ■ Reinforced door         |

- Electric blinds
- Fenced
- Quiet neighborhood

- Visitor parking
- Marked

- Absolute calm
- Fruit trees

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## Map:

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