

Villa Menton

Monaco 40 minutes drive . Flat land of 5000sqm

Price: 220 000 €

50m² (538sq ft)



Description:

Land with 5000sqm. - Sospel Countryside

A Rare Land Opportunity with Open Views Near Monaco

For those dreaming of space, nature, and the chance to create their ideal home, this exceptional **5000sqm. flat land** in Menton offers endless potential. Set in a peaceful countryside location with open views over the hills and forest, the property is only a 40–45 minute drive from Monaco.

The plot includes a small 50 sqm house with bedroom, living room, large kitchen, bathroom, and WC, as well as cellars and utility rooms. While simple, the existing structure provides a starting point, and the land allows for the construction of a new villa to your design. With many **fruit trees already planted**, electricity, and source water, the land is ready for immediate use and development.

Property Highlights:

- **5000sqm of flat land** with open views
- **Utilities in place:** electricity and source water
- Swimming pool possibility
- **Small 50 sqm house** (bedroom, living, kitchen, bathroom)
- Cellars, utility rooms, and workshops
- Plenty of light from morning until late afternoon
- **Fruit trees already planted**
- Covered parking + open-air spaces

Lifestyle & Location

- Only 40-45 minutes' drive to Monaco
- Ideal for agriculture, nature lovers, or building your dream villa
- Close to Menton town centre and amenities
- Absolute calm and privacy

This is a rare chance to acquire extensive flat land on the French Riviera with the freedom to create your perfect property. Whether for agricultural use, a lifestyle project, or the construction of a new villa, this land combines nature, space, and proximity to Monaco.

☐ **Contact ISM Property today to arrange your private viewing.**

Reference ad: sospel st.

Year of construction:	DPE: N/C	GES: N/C
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Charges:

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Taxes:

300€ /year

Details:

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

Features:

- | | | |
|-------------------|-----------------|----------------------|
| ■ Fireplace | ■ Laundry room | ■ Calm |
| ■ Visitor parking | ■ Absolute calm | ■ Fenced |
| ■ Marked | ■ Fruit trees | ■ Quiet neighborhood |

Map:





