

**Price on request**

**Buying villa**

**7 rooms**

**Surface : 338 m²**

**Surface of the living : 42 m²**

**Surface of the land : 800 m²**

**Exposition : Sud**

**View : Mer panoramique**

**Inner condition : a refresh**

**External condition : good**

**Features :**

Vue panoramique..., Terrain plat  
piscinable, Calme ++, éclairage extérieur

4 bedroom

2 terraces

3 bathrooms

4 WC

4 garage

2 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

06/09/2025 - Prix T.T.C



### Villa Villefranche-sur-Mer

**NICE MONT BORON - QUIET - PANORAMIC SEA VIEW - NO OVERLOOKING NEIGHBORS - SUITABLE FOR A POOL - LARGE GARAGE** Extremely rare, in the heart of a highly sought-after residential area, this charming villa of approximately 300m² offers spacious rooms with great potential for customization. Stunning panoramic sea views stretching to Cap d'Antibes and the Esterel mountains, perfectly quiet with no overlooking neighbors. The plot is around 800m², low maintenance, and suitable for a pool. Beautiful reception area opening onto a deep south-facing terrace, showcasing dominant sea views. Large kitchen with dining space. On the same level, with direct access to the south terrace, there are 2 large bedrooms, one with a bathroom and the other with a shower room. Plenty of storage. Upstairs, 2 bedrooms, a shower room, and a separate toilet. Wine cellar carved into the rock and a spacious 72m² garage. The nearly flat garden is planted and offers several possibilities for further landscaping! Close to the town center, shops, and schools, with easy access to Monaco or Nice. A very rare opportunity in this area!

**Fees and charges :**



**RIVIERA BAY - 4 Bd de la Corne d'Or (Moyenne Corniche) - 06230 Villefranche-sur-Mer**

***Parking Gratuit devant l'agence / Free Parking Lots available***

Tél. +33 (0)4 93 04 22 12 - [contact@riviera-bay.com](mailto:contact@riviera-bay.com) - [www.riviera-bay.com](http://www.riviera-bay.com)

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