

LIMANDAT Immobilier

57 avenue Paul Doumer 06190 Roquebrune-Cap-Martin

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Menton – Villa with panoramic view – Infinity pool – 142 m² For sale 1 090 000 €

Product type	Num rooms 4 rooms	City	Country
House		Menton	France
Living area 142 m²	Land area	Bedrooms	Bathrooms
	800 m ²	3	3
Parking 1	Ref. 6908172		

Located just 7 minutes from the city center of Menton, in a quiet and peaceful environment, this 142 m² villa offers a panoramic view of the sea and mountains. Set on a 800 m² plot of land, it features a garden, an infinity pool, a relaxation area, and private parking.

The interior of the villa includes a living room with a fireplace, a separate and fully equipped kitchen, three bedrooms, and two bathrooms. The layout is spread over two levels, with direct access to the pool from the ground floor.

The villa is equipped with double glazing, gas and wood heating, a fireplace, as well as an alarm system, an electric gate, and air conditioning.

Additional space includes a cellar and a small 20 m² building, offering various possibilities for development.

This property is located in a peaceful area, close to the amenities of Menton, providing a pleasant living environment while maintaining privacy.

Agency fees paid by the seller. Energy class: B (71 kWh/m².year) - Climate class: A (2 kg CO²/m².year)



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Estimated annual energy expenses for standard use: between euros1,663 and euros2,251 (reference year 2021). Information regarding the risks this property may be exposed to is available on the Géorisques website: georisques.gouv.fr.













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