



Menton, Garavan, villa swimming pool garden double garage storeroom

For sale

1 900 000 €

<i>Product type</i> House	<i>Num rooms</i> 5 rooms	<i>City</i> Menton	<i>Country</i> France
<i>Living area</i> 138 m²	<i>Terrace area</i> 25,15 m²	<i>Total area</i> 163,15 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 3	<i>Cellar</i> 1	<i>Box</i> 2	<i>Annual costs</i> 5 340 €
<i>Ref.</i> 83762066			

MENTON Garavan - Exceptional Villa with Panoramic Sea View

Located in the highly sought-after residential area of Garavan in Menton, just 5 minutes from the city center, this elegant 138 m² duplex villa is filled with natural light and offers a truly enchanting setting. Boasting a breathtaking panoramic view over the bay of Menton, from the Italian border to Cap Martin, the property enjoys ideal east-south-west exposure.

Nestled in lush greenery, the villa features a private swimming pool (10x5 m), a large 92 m² terrace, a summer kitchen, a pool house, a barbecue area, a garden shed, and a beautifully landscaped Mediterranean garden with fruit trees.

Additional amenities include a double garage (32 m²), a spacious storeroom (40 m²), and a wine cellar (7 m²).



A private elevator provides access to the villa, which includes:

A bright 48 m² living room with underfloor heating and a fireplace, opening onto a sea-facing terrace

A fully equipped separate kitchen of 12 m²

Upstairs, three bedrooms each with private bathrooms, toilets, walk-in wardrobes, and access to terraces

The lower level offers a versatile 40 m² space with a storeroom, wine cellar, game room, and guest toilet.

Features & Comfort: underfloor heating in the living room, air conditioning, electric shutters with centralized control, electric awnings.

Additional Information:

Property within a condominium of 10 units

Carrez law surface: 137.74 m²

Monthly service charges: euros445 (including water consumption, irrigation, common charges, and elevator)

No ongoing legal proceedings as per Article L.721-1 of the French Construction and Housing Code

Risk information for this property is available on the website georisques.gouv.fr

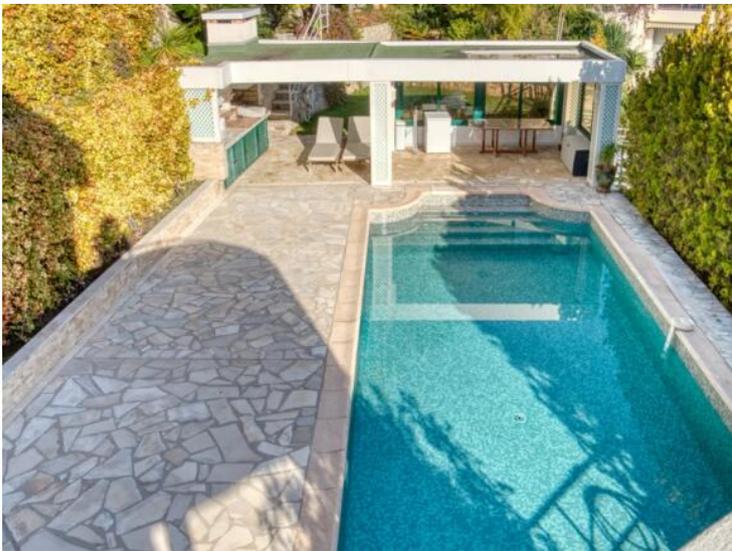
A rare opportunity in the prestigious Garavan area - a must-see.











Diagnostic de Performances Énergétiques

