



Menton Serres de la Madone – Exceptional Villa with Panoramic Vi

For sale

4 480 000 €

<i>Product type</i> House	<i>Num rooms</i> +5 rooms	<i>City</i> Menton	<i>Country</i> France
<i>Living area</i> 300 m²	<i>Bedrooms</i> 4	<i>Bathrooms</i> 4	<i>Cellars</i> 3
<i>Box</i> 1	<i>Ref.</i> 86077082		

Located in an elevated position in the sought-after Serres de la Madone district of Menton, this rare property offers a privileged lifestyle just five minutes from the town centre and beaches. Facing due south, it enjoys abundant natural light and a tranquil setting, nestled within a 2,900 m² landscaped garden planted with olive trees and Mediterranean species.

The main villa, built in the early 2000s, offers approximately 300 m² of living space. It features a spacious double living room with wide picture windows showcasing the breathtaking views, a fully equipped independent kitchen, and four bedrooms each with its own en-suite bathroom. An interior patio, several shaded terraces, and a large convertible basement enhance comfort and versatility.

The property comes with a cleared permit and an approved architectural project to create a prestigious private estate. The plans include renovating the existing villa, expanding the built surface to 547 m², constructing a separate guest house, and building a new swimming pool with an elegant pool house. This high-quality development promises to transform the estate into one of the most desirable addresses on the French Riviera.



The property's standout feature is its 270° panoramic view, stretching from the Mediterranean Sea to Cap Martin, the Alps, and across to the Italian Riviera. A double garage with an electric charging point and ample outdoor parking complete the offer.

Only 15 minutes from Monaco and close to the Italian border, this property enjoys a strategic location combining natural beauty and international flair. Ideal as a primary residence or a prestigious second home, it will appeal to lovers of spectacular vistas and absolute serenity.

Seller's fees apply.

Information on potential risks for this property is available on the Géorisques website: georisques.gouv.fr





Diagnostic de Performances Énergétiques

