



Rare property in Menton 300 m from the sea with park and construction potential

For sale

1 540 000 €

<i>Product type</i> Villa	<i>Num rooms</i> +5 rooms
<i>City</i> Menton	<i>Country</i> France
<i>Living area</i> 170 m²	<i>Terrace area</i> 50 m²
<i>Land area</i> 2 650 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 2	<i>Parkings</i> 4
<i>Cellars</i> 2	<i>Condition</i> Work required
<i>View</i> Sea view from the first floor of the existing villa	<i>Exposure</i> South facing
<i>Ref.</i> SK6522	

Just 300 metres from the seaside, discover a rare property currently available in Menton. Nestled in the heart of a magnificent private park of approximately 2,650 m², embellished with many Mediterranean species, this property offers an exceptional living environment combining calm, privacy and immediate proximity to amenities and beaches.

The main villa, of approximately 170 m², requires a complete renovation which will reveal all the character of this charming residence. Its real asset also lies in its strong development potential, with the possibility of building a second villa of 200 to 300 m² (subject to administrative authorisations).

Direct access, parking on the property, sought-after residential environment and rare heritage potential make this property a unique opportunity on the





French Riviera.

An exceptional place to imagine a prestigious family residence or a sustainable investment in an area where large plots of land near the sea have become extremely rare.



A confidential address in the heart of Menton

In a particularly sought-after area, a few minutes walk from the coast, this property benefits from an exceptional environment combining nature, tranquility and proximity to the city center.

Built in a park of approximately **2,650 m²**, the property is surrounded by mature Mediterranean vegetation composed of many species offering shade, privacy and charm throughout the year. this land is now a rarity on the Menton market.

The existing villa, developing approximately **170 m² of living space**, offers a beautiful base for a renovation project aimed at restoring all its splendour to this character residence.

Beyond the main house, the property has a particularly attractive potential thanks to the possibility of setting up a second villa of about **200 to 300 m²** (subject to the administrative authorizations in force), allowing to consider a family project, patrimonial or investment interests.

Access is easy, parking can be provided on the property and the residential environment guarantees calm and quality of life.

A rare opportunity on the French Riviera for buyers looking for an exceptional property combining **large plots, proximity to the sea, development potential and privileged living environment**.

20 minutes from the Principality.





Diagnostic de Performances Énergétiques

logement très performant

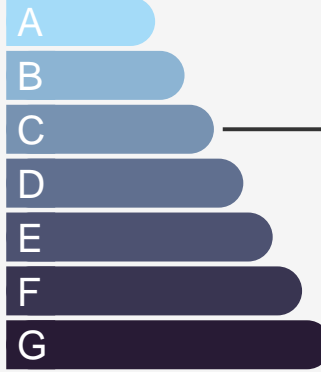


157
kWh/m².an

7
kg CO₂/m².an

logement extrêmement consommateur d'énergie

logement très performant



7
kg CO₂/m².an

logement extrêmement consommateur d'énergie

