

[Click to view MFH-PROKHR2856](#)

## Luxury House for sale in Menton

Menton , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



# €6,900,000

inc. of agency fees

7 Beds   7 Baths   818 sqm   0.49 ha

Built in 1888 an elegant stone-built mansion stands above the Port of Garavan, on the French Italian border, a rare property...

### At a Glance

<b>Reference</b>	MFH-PROKHR2856	<b>Near to</b>	Menton	<b>Price</b>	€6,900,000
<b>Bed</b>	7	<b>Bath</b>	7	<b>Hab.Space</b>	818 sqm
<b>Land</b>	0.49 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Built in 1888 an elegant stone-built mansion stands above the Port of Garavan, on the French Italian border, a rare property with old-world charm, located in an idyllic setting with breathtaking sea views The area of Garavan is extremely residential and still retains much of its Belle Époque architecture, it is a protected area and very much sought after.

The property requires total renovation to realise its potential as a wonderful family home or secondary

residence. Gates from the boulevard open onto the sweeping drive which leads gently down to the villa and parking area. Alternatively, a garage is situated at the boulevard level and steps lead down to the villa. The main house of 550sqm living space arranged over 3 levels offers generous volumes with high ceilings which reinforce its majestic appearance. Large outdoor terraces for entertaining, surrounded by its own gardens, private drive and pool. The gardens are planted with a variety of Mediterranean plants and exotic fruit trees.

On the main level, original arched entrance door dated above as 1888 opens onto a reception hall. Double salon with fireplace opens onto large dining terraces, gardens and benefits from the sea views. Adjoining library or TV room, dining room adjoins salon through partition arches and columns and then in turn leads across to kitchen. Large family kitchen with central workstation with adjoining breakfast room with arched features looking over the pool.

On the upper level, central staircase with iron balustrade leads up to the first floor, with four bedrooms, of which two suites, with dressing and bathrooms. On the garden level, there are 3 guest apartments with separate external access, laundry, and spa area.

In the garden an independent house of 60sqm living space for personnel/security. A guardian's lodge of 182sqm living space over three levels in an unfinished state on the boulevard and garage for 2 vehicles. Ample parking for many vehicles inside the property.

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	7
Price	€6,900,000

## Key Information

Year Built:	1888
Internal Area:	818 sqm
Land Area:	0.49 ha

**Location: Provence-Alpes-Cote-d'Azur**



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates