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## Menton Area - Lovely Villa With Swimming Pool In A Private Domain

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



# €997,000

inc. of agency fees

3 Beds      142.3 sqm      0.1 ha

Only few minutes drive from the center of Menton, is where this property is located, in a private domain. Built in 1996, in a soft neutral style, it invites to a South of France lifestyle. 3 to 4 bedrooms...

### At a Glance

<b>Reference</b>	MFH-PROE83761864	<b>Near to</b>	Menton	<b>Price</b>	€997,000
<b>Bed</b>	3	<b>Pool</b>	Yes	<b>Hab.Space</b>	142.3 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Only few minutes drive from the center of Menton, is where this property is located, in a private domain.

Built in 1996, in a soft neutral style, it invites to a South of France lifestyle.

3 to 4 bedrooms  
garage, private parking spaces  
central vacuum, air conditioning, solar panels  
West exposure

The villa lays on three levels.

On the garden level you will find the kitchen, good size and fully equipped, the lounge with fire place, a formal dining room, both opening onto a covered terrace perfect for alfresco lunch and dining. An ensuite with dressing and access to a terrace.

On the first level are two more ensuite, each with its own balcony overlooking surrounding countryside.

Finally, on the semi basement is the functional part of the house, with technical room, laundry, cellars, and a large room that can be used as a study, a playroom, a gym, a cinema room...

The garden is lovingly maintained, there is a swimming pool, a sauna, a jacuzzi, and an outdoor kitchen where everyone will love gathering for great moments, making pizzas and grill. Simply enjoying life on the Riviera.

The house is equipped with central vacuum, air conditioning, fireplace, solar panels on the roof of the garage, double glazing....

The monthly charges for the gated domain include cold water and remain very reasonable. As well as the property tax which is affordable for a villa compared to other cities.

Property part of a condominium.

## Summary

Property type:	House
Bedrooms:	3
Price	€997,000

## Key Information

Year Built:	1996
Internal Area:	142.3 sqm
Land Area:	0.1 ha
Number of Fireplaces:	1
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes
Has Alarm	Yes

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



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**C. BAUER – Sunday Times**

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