

[Click to view MFH-PROE83761864](#)

## Menton Area - Lovely Villa With Swimming Pool

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



# €945,000

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>	€945,000
<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.

The asking price of this property is €945.000 HAI. including 5% ttc agency fees payable by the purchaser. i.e. €900.000 excluding agency fees.

## Summary

Property type:	House
Bedrooms:	3
Price	€945,000

## 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**



## 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