

Villefranche-sur-Mer – Neo-Provençal Villa with Pool & Garden

For sale France

2 900 000 €

Villefranche-sur-Mer – Exceptional 200 m² neo-Provençal villa in the gated Castellet domain, fully renovated, 5 bedrooms, 4 bathrooms, office, terraces, landscaped garden, and large pool. Quiet, sun-drenched location on a 1,500 m² plot.

Type	For sale	Total area	1 507 sqm
Product type	Villa	Living area	200 sqm
Number of rooms	6	Terrace area	150 sqm
City	Villefranche-sur-Mer	Bedrooms	5
Country	France	Box	1
Condition	Luxurious services	In collaboration with	SAS RIVIERA PROPERTIES

Villefranche-sur-Mer – Nestled in the exclusive gated Castellet domain, this fully renovated neo-Provençal villa offers 200 m² of living space on a flat, landscaped 1,500 m² plot. Enjoy 8 main rooms, including a spacious living/dining area, 5 bedrooms, 4 bathrooms or shower rooms, an office, and a laundry room with ample storage. The villa also features two terraces, a large garage, and a vast basement. Outdoors, a private swimming pool and lush garden provide tranquility and sun all day. Modern comforts, double glazing, underfloor heating, and high-end security features ensure a luxurious lifestyle. Agency fees of 5% are included, payable by the seller.

Key Features

- 8 rooms / 5 bedrooms
- Living area: 200 m² / Total: 350 m²
- Plot: 1,509 m²
- Fully renovated in 2024
- South-facing, bright & sunny
- Landscaped garden & private pool
- 2 terraces
- Garage & basement
- 4 bathrooms / shower rooms, 2 guest WCs
- Office & laundry room
- High-end finishes & security

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- Neo-Provençal style

Composition by Levels:

Garden level (Rez-de-jardin)

- Entrance
- Living / dining room
- Kitchen
- 4 bedrooms
- 3 bathrooms / 2 with WCs
- 2 guest WCs
- Garage
- Laundry

First floor (R+1)

- 1 bedroom
- 1 shower room / WC
- Office
- 2 terraces

Basement (R-1)

- Large basement / storage

5. Technical & Prestations

- Double glazing
- Underfloor heating (electric)
- Double-flow ventilation
- Irrigation system

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- Barbecue & outdoor lighting
- Alarm system
- Intercom & electric gate
- Security door
- Swimming pool

6. Legal Information

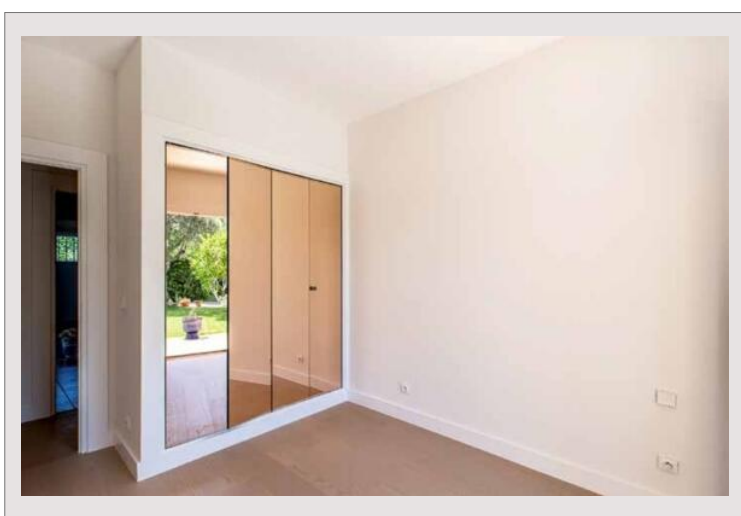
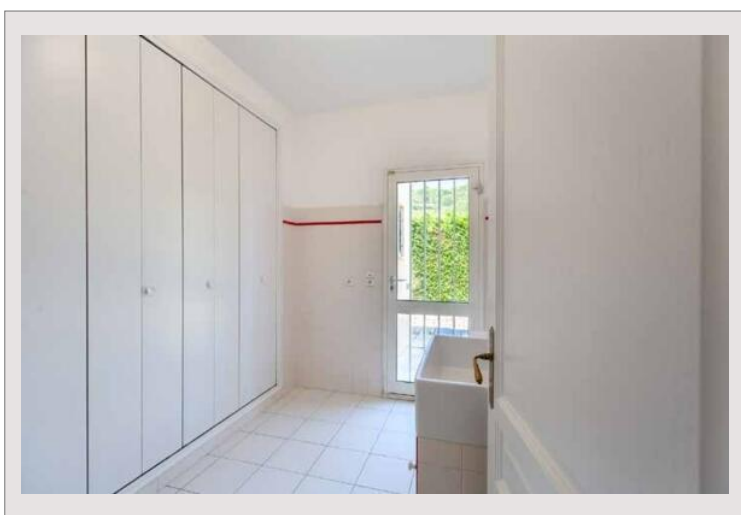
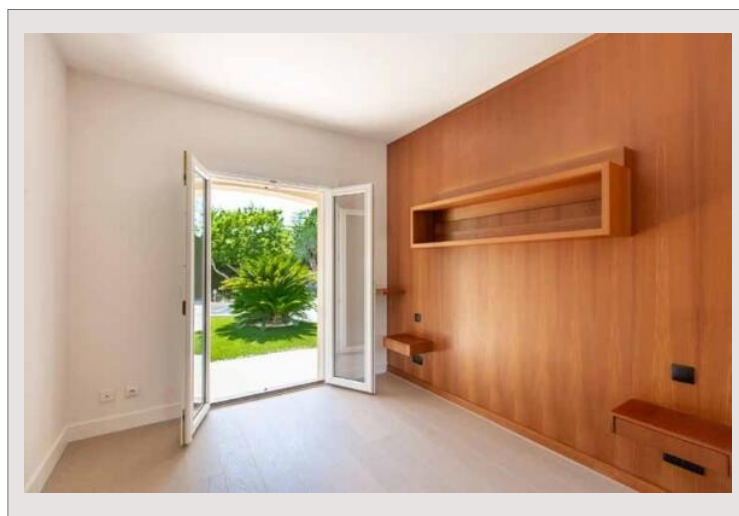
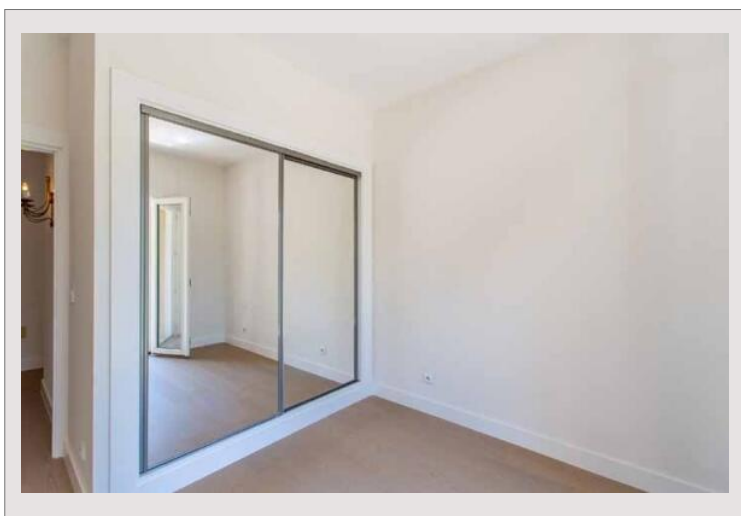
- **Agency fees:** 5% included, payable by the seller
- Taxe foncière: €4,500/year
- Monthly charges: €100



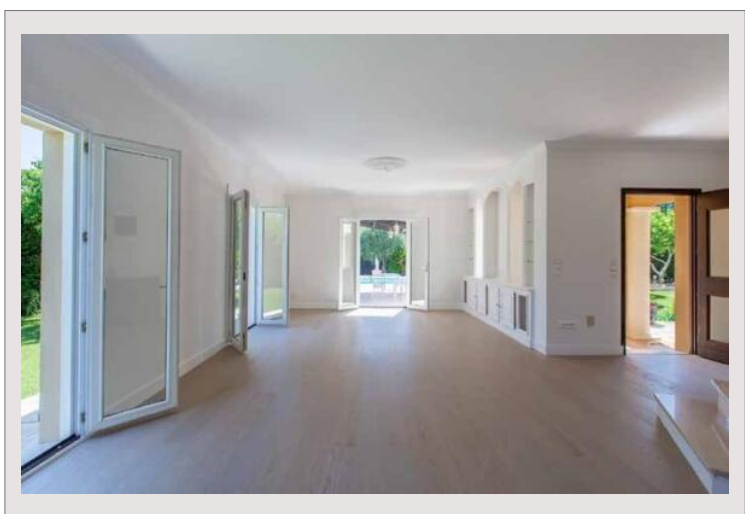
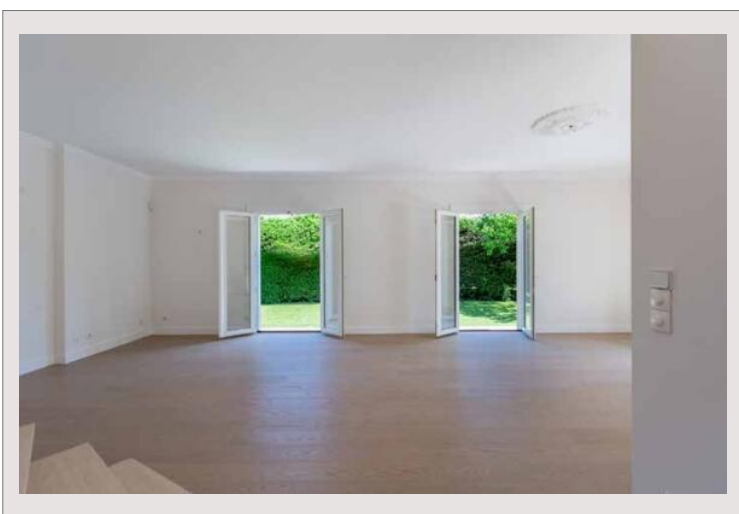
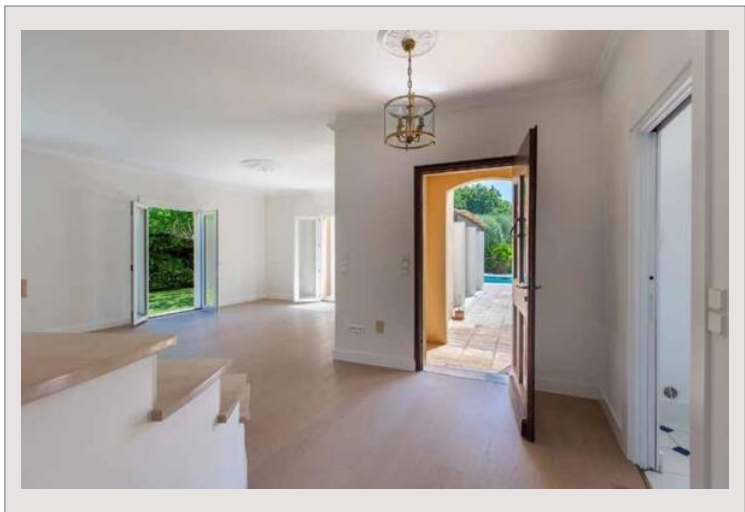
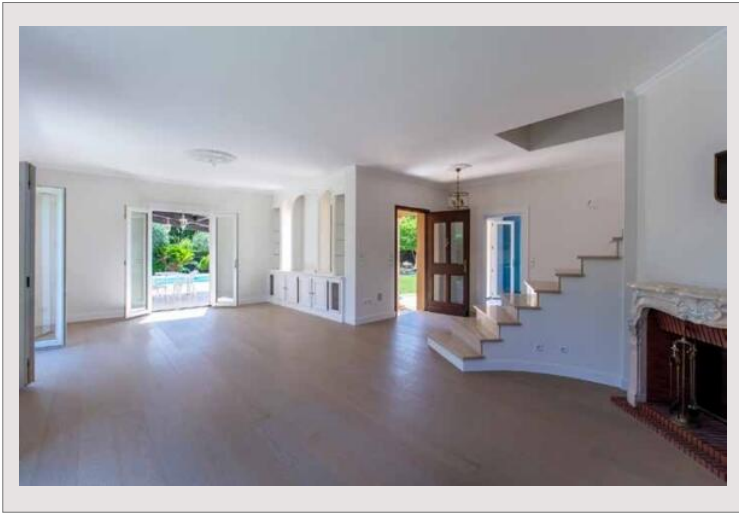
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