



## Exceptional Contemporary Villa with Panoramic Views

9 250 000 €



### DESCRIPTIVE :

Ideally located just a few steps from Passable Beach, this contemporary villa offers a prestigious living environment in one of the most sought-after residential areas. Its orientation provides spectacular views over the bay of Villefranche, the Bay of Nice, and the Mediterranean.

From the moment you arrive, an elegant driveway leads to this refined property with its sleek, modern lines. An elevator provides direct access to both the garage and the main entrance, ensuring optimal convenience. The bright and spacious living area features a vast lounge, a dining room, and a high-end open-plan kitchen, all designed to maximize the breathtaking sea views. Five en-suite bedrooms offer both comfort and privacy. A building permit allows for an extension, increasing the villa's size from 240 sqm to approximately 300 sqm.

The beautifully landscaped 2,100 sqm grounds create a stunning Mediterranean oasis. The pool area, complemented by a teak rooftop terrace, offers an exceptional setting with panoramic views. A double garage completes this outstanding property.

Combining an exclusive location, elegant architecture, and expansion potential, this villa represents a rare opportunity in the luxury real estate market on the French Riviera.

### DETAILS



\*240 m<sup>2</sup>



Excellent condition



5



Facing west



Sea, Panoramic view

\*marketable surface area

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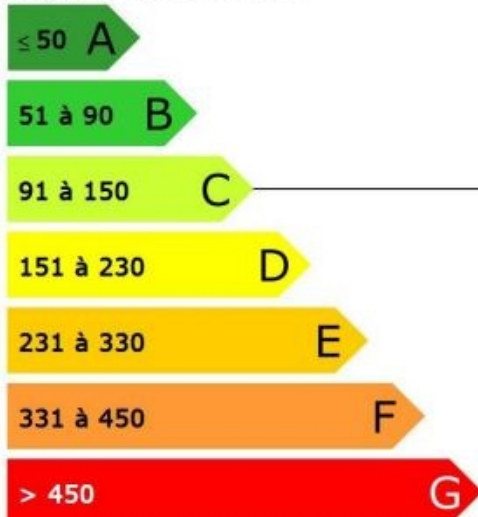
### Consommations énergétiques (En énergie primaire) Pour le chauffage, la production d'eau chaude sanitaire et le refroidissement

Consommation conventionnelle : **140 kWh<sub>EP</sub>/m<sup>2</sup>.an**  
sur la base d'estimations à l'immeuble / au logement

### Émissions de gaz à effet de serre (GES) Pour le chauffage, la production d'eau chaude sanitaire et le refroidissement

Estimation des émissions : **5 kg<sub>éqCO<sub>2</sub></sub>/m<sup>2</sup>.an**

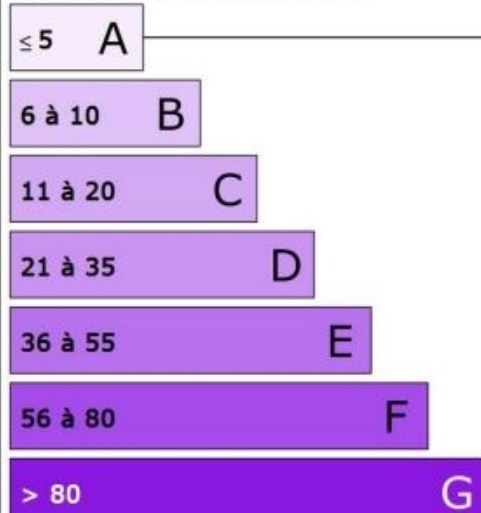
#### Logement économe



#### Logement

**140**  
kWh<sub>EP</sub>/m<sup>2</sup>.an

#### Faible émission de GES



#### Logement

**5**  
kg<sub>éqCO<sub>2</sub></sub>/m<sup>2</sup>.an

#### Forte émission de GES