

FOR SALE

PR PROPERTIES
THE PERFECT HOME
BY KELLER WILLIAMS

PR PROPERTIES

AGENCY — NICE

MENTON — PROVENCE-ALPES-CÔTE D'AZUR

Exceptional property in Menton with four buildings, park and swimming pool

€ 4.200.000

PRICE

750 m²

SQUARE METRES

5

ROOMS

The Spaces



DESCRIPTION

Exceptional property in Menton with four buildings, park and swimming pool

Beautiful renowned property, on a plot of almost 20,000 square meters, magnificent garden planted with 200 olive trees from 600 to 800 years old, about 400 lemon trees, mandarins, pomelos, kumquats, cedars, clementines, oranges, apricots, peaches, cherries, apples and rare species of tropical and subtropical plants (100 species). On this land complex there are four buildings full of charm and comfort, for a total surface area of about 750 square meters, in perfect condition of maintenance. At the entrance of the property, the caretaker's house of 120 square meters consisting of a large living room, dining room, equipped kitchen, 3 bedrooms, bathroom and shower, with garage and parking for 10 cars. Dependence (250 square meters) consisting of a large billiard room with fireplace, living room with mezzanine-office, bedroom with bathroom and equipped kitchen. Main house (about 350 m2) consisting of entrance hall, 2 communicating living rooms, each with fireplace,

very large air-conditioned veranda with large Jacuzzi and fireplace, 4 bedrooms with reversible air conditioning, 4 bathrooms, 2 kitchens, a large cellar and a large shaded terrace with barbecue and wood-burning oven, utility room, laundry room, boiler room and 2 technical rooms. 19 m x 9 m swimming pool (400 m3) with 2 diving boards and annexed house including a large technical room, a lounge bar, an equipped kitchen, an attic room, bathroom with shower and separate toilet. In addition to the water supplied by the water company at a reduced rate, there is a spring, a drilled well, 3 large reserve basins and 50 water points distributed throughout the property with automatic irrigation. Numerous economic and fiscal advantages linked to the professional agricultural nature of the property and the classification as a "garden of considerable interest". In addition to the above, building permits were obtained for 9 three-room apartments and 14 closed garages.

 **750 m²**
AREA

 **5**
ROOMS

 **6**
BATHROOMS

 **€ 4.200.000**
PRICE

FEATURES



WIDE
SPACES



PARK



SWIMMING
POOL



MORE
THAN 10
ROOMS



LAND



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CONTACTS

Book a visit

Contact us for more information
or to schedule a viewing.



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