

VILLA FOR SALE

Mandelieu-la-napoule

MANDELIEU LA NAPOULE,

Cote d'Azur

France

Asking Price

€2,590,000

Bedrooms **5**

Year Built **0**

Bathrooms **4**

Date Listed **03/13/2025**

Size **301 Sq M**

Listing ID **GL-1762750433**

Listed by: Unique Living

For more information, visit:

<https://www.globallistings.com/12039431>

Overview

Nestled high on the Capitou hill in a bucolic green setting, this solid architect-designed villa in reinforced concrete has great appeal. Exposed East and South with a beautiful view of the sea and the mountains, it benefits from late sunshine which can be enjoyed from the many terraces of the house. Built on a plot of 1800 sqm of lush and exotic vegetation, it is spread over 3 levels served by an elevator and stairs. On the ground floor, a large covered entrance porch welcomes you and serves on the one hand a shaded terrace with wood oven and BBQ, and on the other hand a bright living room with very generous volumes bringing together : living room with fireplace, dining room and fully equipped open kitchen. The living room opens onto a very large terrace which leads directly to the swimming pool - salt treatment - drawn in an arc to respect the round curves of the house. On the 1st floor, the master floor has a beautiful bedroom bathed in sunlight which gives access to a large private terrace, a bathroom with walk-in shower and double sink, a dressing room and separate toilets. While on the garden level we find 2 en-suite bedrooms each with its own shower room, 1 bedroom, an open office (possibility of closing it to make a 4th bedroom on this floor), a laundry room with a sewing workshop, a upstairs toilet and plenty of storage. Each room gives access to the garden with a pretty fish pond and to the various terraces of the house. Completes this villa- a loft-type apartment of about 50 sqm totally independent with a small kitchen, a beautiful living room, a bedroom, a bathroom and toilet, its terrace and direct access to the swimming pool- a 40 sqm garage for 2 cars and 1 to 2 outdoor parking spaces at the top of the villa. Built in 2009, the industrial-style decoration may need to be rethought according to taste, but the services are modern and of high quality:- Alarm system and videophone- Blinds shutters -electric remote-controlled- with blackout slats- Reversible air conditioning integrated in all rooms- Paralytic elevator with telephone connected to the fire brigade- Automatic watering- Exterior lighting- Self-cleaning salt pool with alarm (bypass created to turn on the heating system)- Electric gate- Wood oven and BBQ- Sealed safe- Plenty of storage. A family home that is both intimate and friendly, rare in Mandelieu.

Contact

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