**Villa Soleia**

**A. GENERAL PROPERTY INFORMATION**

1. Title: Spectacular Belle Epoque Villa

2. Location: Villefranche sur Mer

3. Type: For Rental / For Sale €18m

4. Reference: VSMJSo

**B. PROPERTY DETAILS**

5. Beautiful old villa in top class condition with a southerly panoramic view over the bay of Villefranche and 1 mile from Cap Ferrat. It has been completely renovated to the absolute highest standard. Built in 1880, it has all the beautiful Belle Epoque features of that period, and is only 100m from the beach. There is a guest quarters at the side and a guardian's house at the other side. This villa is perfect for entertaining as it can cater for up to 50 guests. The views over the bay are astonishing and it gets sun all day.

**(This needs to be a short description of the property, something like 1-3 paragraphs. It will be shown on a property listing giving a very brief overview of a property)**

6. Description

As soon as you see this astounding villa you appreciate how beautiful it really is. Set over 3 floors as well as having a roof top terrace this property has been renovated with excellence and luxury in mind.

The ground floor of the villa offers the open plan lounge as well as the beautifully designed Clive Christian kitchen, which has all mod cons. As you venture upstairs in this beautiful property you are greeted by 6 perfectly decorated bedrooms with balconies off some of the bedrooms The villa is light and airy throughout. On the top floor a door leads you outside to the rooftop terrace with unbelievable views out over Villefranche and Cap Ferrat. Each bedroom in the main house is equal with the same views and has a walk in dressing area with en-suite bathroom. One of the bedrooms also has an office area.

Outside there is a garden as well as pool area with sun loungers and beautiful views out over the port of Villefranche. The garden has been used in the past to host wedding breakfasts as well as catered evening soirées.

Around the back of the property there are two separate buildings, one a 1 bedroom apartment with kitchenette and the 2nd a mezzanine studio flat, perfect for staff.

The villa is located just a 2 minute walk to the beach as well as straight down into the old town of Villefranche with all its beautiful restaurants, shops as well as the famous Citadelle.

**(This should be a description of the property and where it is located, details of local attractions, restaurants, etc.)**

7. Facilities - 6 bedrooms – sleeps 12 - 6 bathrooms

- Separate 1 bed apmt

- Separate studio/ nanny flat

- Modern renovated -kitchen -Dishwasher \* Freezer \* Fridge

- \* Grill \* Hob \* Microwave \* Oven

- Sun loungers

- Dining area for 10

- Living area for 10

- Roof terrace

- Garden

- Pool (heated if required)

- Satellite TV

- Air-conditioning

- Central heating

- Safe

- Private garage

**(This could either be a description or a list of bullet points of the facilities of the property…I think bullets would be better as its easier to read. As long as its consistent between each property.)**

**C. PROPERTY PRICING**

8. Rental Price.

9.

**D. GPS & MAPPING DETAILS**

10. Longitude: 43.707332

11. Latitude: 7.314218