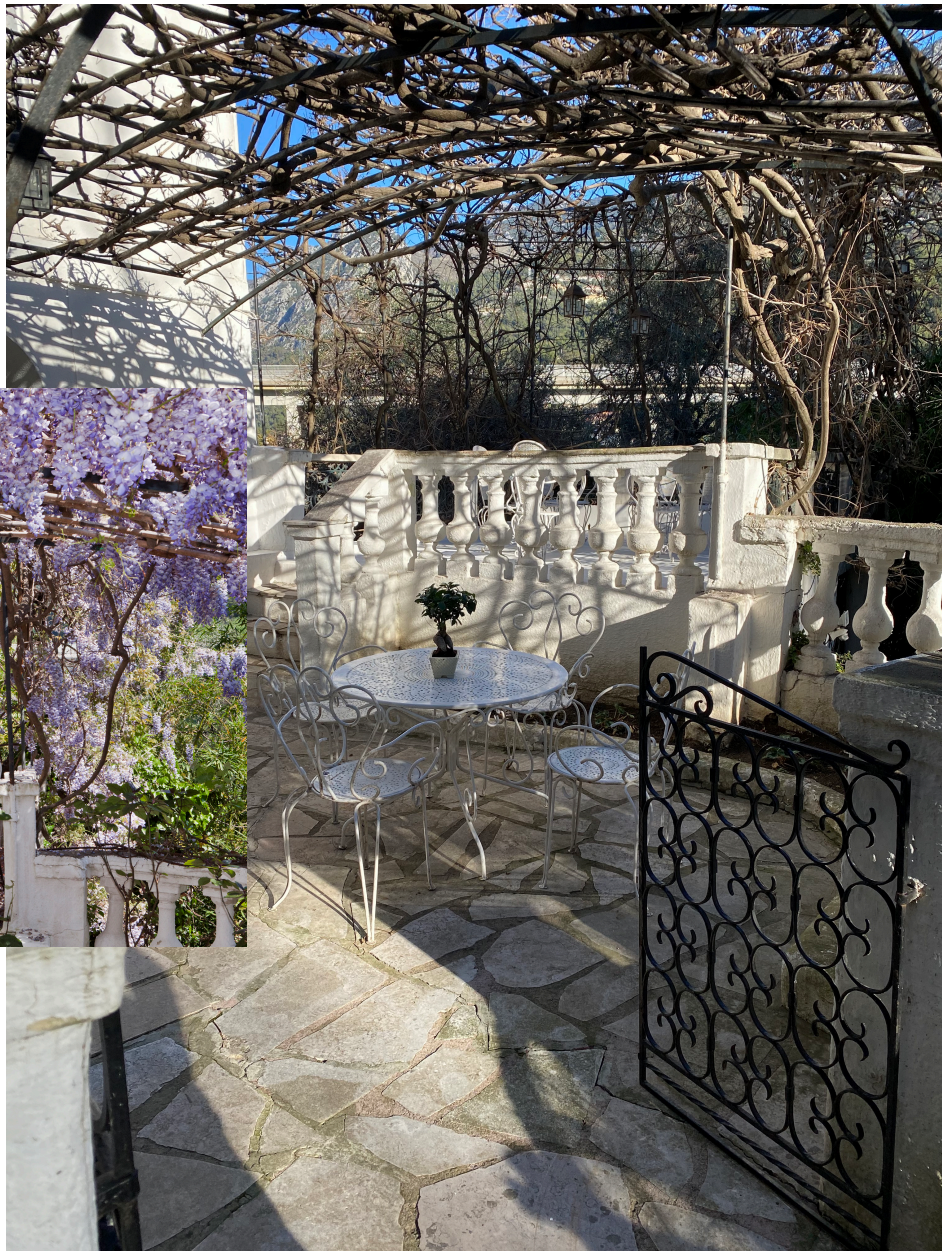


La Citronneraie



La Citronneraie®

Menton, French Riviera



Does the Garden of Eden really exist?

This could be the question when you enter this beautiful domain tucked between the hills of Menton.

How can I describe the beauty of this place in words that truly reflect reality? On a beautiful winter afternoon, like the ones we are accustomed to on the French Riviera, with a blue sky and gently warm sun, I had the pleasure of visiting this memorable property. Located on a lemon grove, you are greeted with the scent of lemons, oranges, clementines and so many different citrus trees. The setting gives you the feeling that you have just entered a piece of paradise.

Every time I visit a new property, I can feel what makes this one different from all the others. The peaceful serenity that envelops you gives you the sense of being a part of a different world. Everywhere I look, I am

met with beautiful trees and flowers, leaving a lasting impression.

Then came the moment I stepped into the main house...

White walls, amazing floors, dating from past centuries. A distinctive decor that can only be seen in a truly Provencal house, one of those in which you immediately feel at home. With a sense of luxury, and yet, just enough charm to showcase the beautiful antique furniture. There is not one "faux pas," everything is placed the way it should be and flows in this incredible house.

Perfect for entertaining, with its different quarters set apart from each other, yet still close. 900 Square Meters of living space and terraces... does it tell you how many *oohs* and *aahs*, I voiced as I discovered every room?

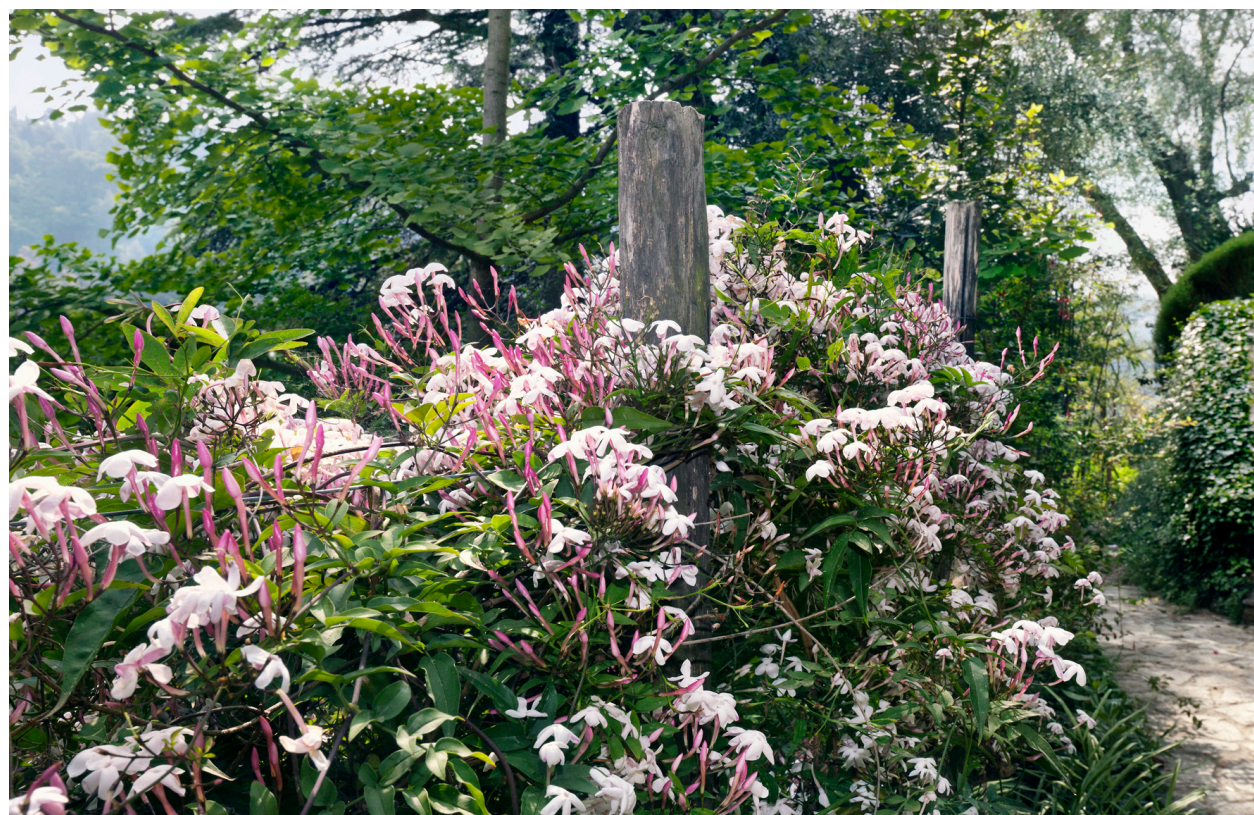


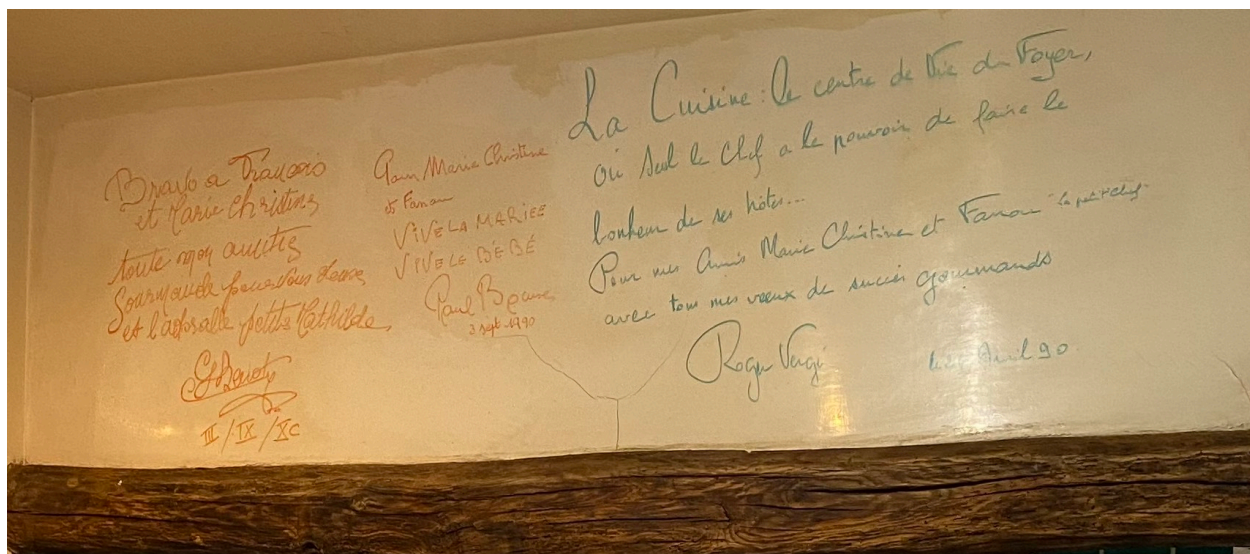












The Main house and so much more...

Plenty of living spaces, including a very large sunroom with a spa, and an expansive sitting area. A kitchen that fits any chef, and to prove that, the wall inscriptions from the most famous French chefs.

The master bedroom and guest bedrooms each have their own beautiful ensuite bathroom and a view of the pristine tropical gardens.

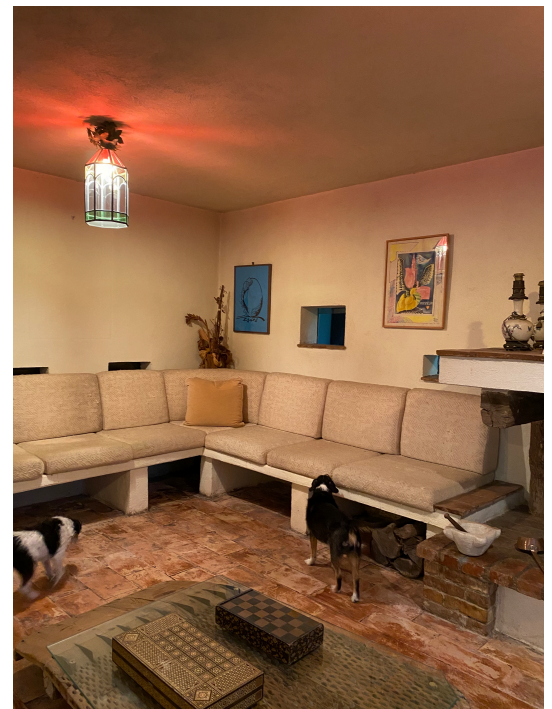
A separate house boasts the most magnificent billiard room and leads to another living space to fit any large gathering.

Did I mention that the property is sold with its furniture? That alone is a real plus as most of the furniture is truly antique.

If I had to choose my favorite room, I would have a hard time deciding between the billiard room, the phenomenal living room with a huge fireplace and authentic wood beams, or the elegant sunroom allowing you to enjoy incredible views.

A few yards away from the main buildings, another guest house and a magnificent 19-meter long inground pool are nestled among the lemon grove and tropical plants. I should also mention that the lemon grove is a working estate which generates income. The new owners would benefit from the production income that would easily offset gardeners and staff to maintain the property and its 20.000 square meters.

The other very important detail is the location... The property is situated close to the Italian border, Monte-Carlo and to the main cities of the French Riviera (Nice, Cannes, St Tropez, etc.).



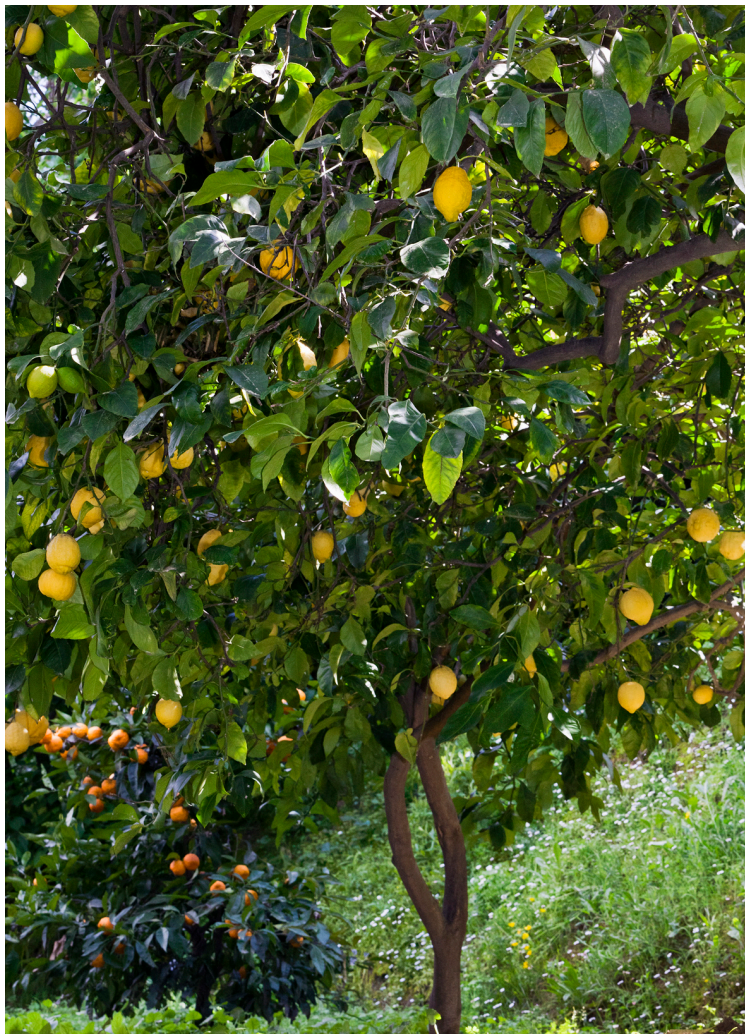














“LA CITRONNERAIE ” ®

PROPERTY CLASSIFIED AS A
"REMARKABLE GARDEN

Very beautiful and renowned property, on a land of nearly 20 000 m², magnificent garden planted with 200 olive trees from 600 to 800 years old, about 400 lemon trees, tangerine trees, pomelos, kumquats, citron trees, clementine trees, orange trees, apricot trees, peach trees, cherry trees, apple trees and rare species of tropical and subtropical plants (100 species).

On this property there are four buildings with a lot of charm and comfort, totaling an area of 785 m² of living spaces , in a perfect state of maintenance.

At the entrance of the property, a janitor's house of 120 m² composed of a large living room, dining room, equipped kitchen, 3 bedrooms, bathroom, and shower room, with garage and parking for 10 cars.

Guest house (250 m²) including a large billiard room with fireplace, living room with mezzanine-study, bedroom with bathroom and equipped kitchen.

Main house (about 350 m²) including entrance, 2 living rooms in a row, 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 wine cellar and a large shaded terrace with barbecue and pizza oven, service room, laundry room, boiler room and 2 technical rooms.

Swimming pool of 19 m x 9 m (400 m³ pool) with 2 diving boards, and adjoining house of 65 m² including a large technical room, a lounge-bar, a fully equipped kitchen, an attic room, shower room and independent WC.

All the doors and windows are made of anti-noise and anti-burglary glass.

All buildings are connected to the sewage system (route de Sospel).

Central heating, hot water and kitchen supplied with city gas (route de Sospel, as well as the EDF supply).

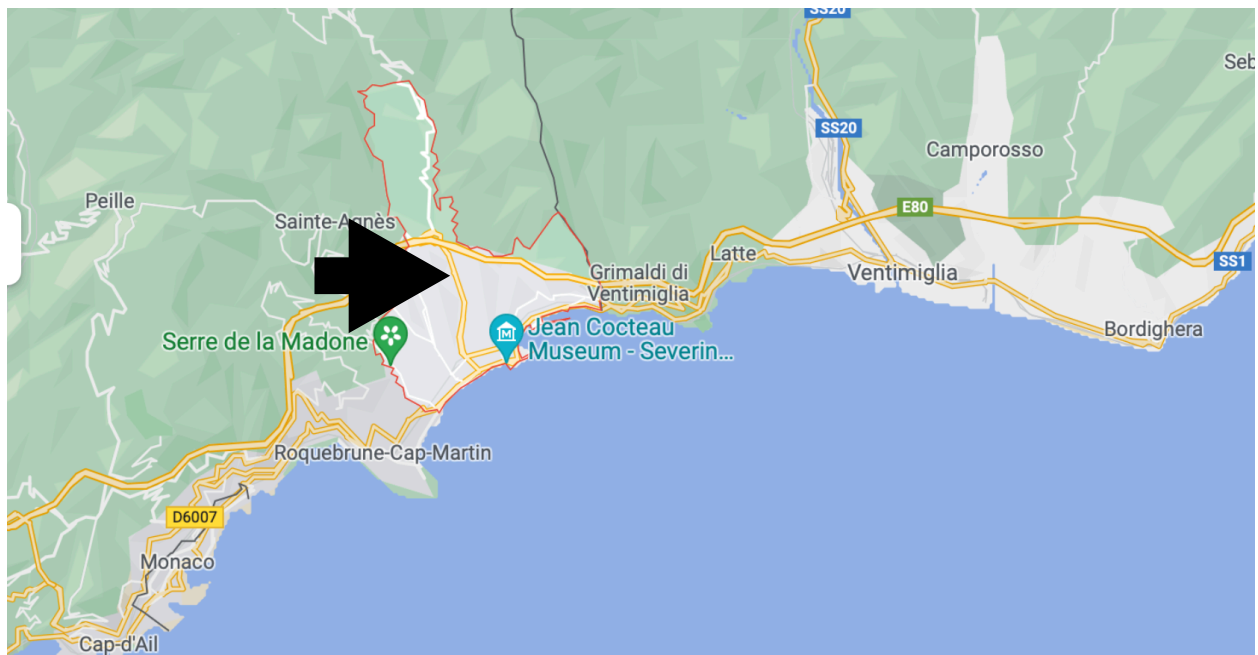
In addition to the water supplied by the water company at a preferential rate, there is a spring, a borehole, 3 large reserve basins and 50 water points spread over the property with, moreover, automatic watering.

There are many financial and tax advantages linked to the professional agricultural nature of the property and to its classification as a "remarkable garden".

The name "La Citronneraie" ® has been registered with the INPI for 25 years.

In addition to what is described above, a building permit has been obtained for 9 apartments and 14 closed parking boxes on the north-western part of the property on the parcels AE 250 and AE 37.

This building permit has been purged of all appeals since late November 2017.



Asking price including commissions TTC (Including VAT tax) : 6 360 000.00 Euros

All fees are subject to the VAT tax which is mandatory in France. The French Notaire will handle all the transaction, from the initial offer to the final sale.

Price is in Euros and if in a different currency will fluctuate based on exchange rate on the day of the acceptance of the offer.

Buyer may choose a different Notaire to conclude his side of the transaction, or an attorney to represent his side of the transaction.

Frais de Notaire are to be paid by the buyer (Title costs)