

## CAP MARTIN - CONTEMPORARY VILLA - SOUGHT-AFTER AREA

For sale France

**Sole agent**

Price on request

Magnificent renovated contemporary villa, located in the heart of the sought-after Cap Martin. Close to Monaco and the city centre.

Product type	Villa	Num rooms	5+
Living area	300 m <sup>2</sup>	Num bedrooms	+5
View	Open view of the Mediterranean Sea	Num parking	3
Exposure	Triple exposure	District	Cap Martin
Condition	Luxurious amenities	City	Roquebrune-Cap-Martin
In collaboration with	VALERI AGENCY BY JM BAREÏ	Country	France
Release date	Now	Meubl�	Yes

Sole agent. contemporary 300 sqm villa nestling in the heart of the privileged and sought-after Cap Martin, in a peaceful and quiet environment. This modern property has been renovated to a very high standard and is sold fully furnished.

Set on two levels, the villa sits in 1,595 sqm of land, with a lovely terrace sheltered by a pergola by the pool and a spacious, perfectly usable garden on one level surrounding the villa. The villa also enjoys open views of the Mediterranean Sea and plenty of sunlight.

The ground floor comprises an entrance hall, a spacious open-plan living room opening eastwards onto a terrace, and westwards onto the swimming pool. A master bedroom with dressing room and bathroom opening onto the east-facing terrace. A fully-equipped kitchen with adjacent pantry and dining room, and a guest toilet.

On the garden level, four bedrooms with en-suite shower rooms and one bedroom with en-suite bathroom. One of the bedrooms is currently used as a gym. A dressing room, hallway and utility room.

A parking area with pergola for several vehicles with electric charging point completes this property.

Just 15 minutes by car from the Principality of Monaco, and a short walk from the town centre and all its amenities.

Diagnostics are in progress.  
Agency fees are payable by the vendor.

"Information on the risks to which this property is exposed is available on the G orisques website <http://georisques.gouv.fr>



**VALERI**  
AGENCY

**Valeri Agency**

7 Avenue des Papalins

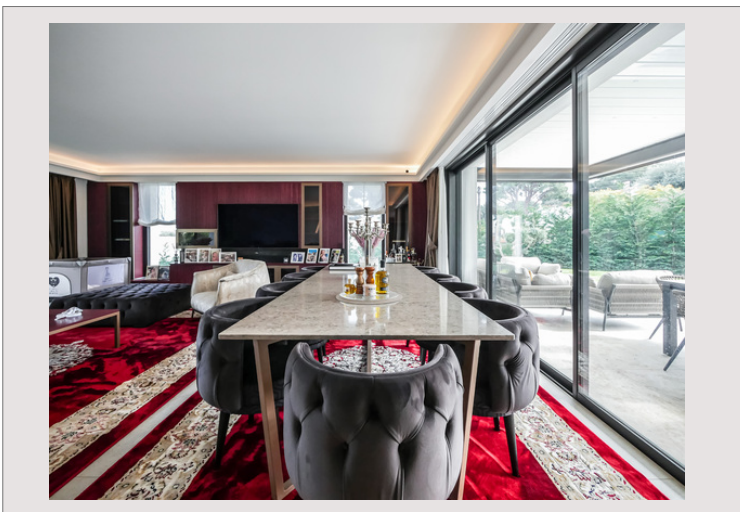
98000 Monaco

Phone : +377 92 16 16 32

contact@valeri-agency.com

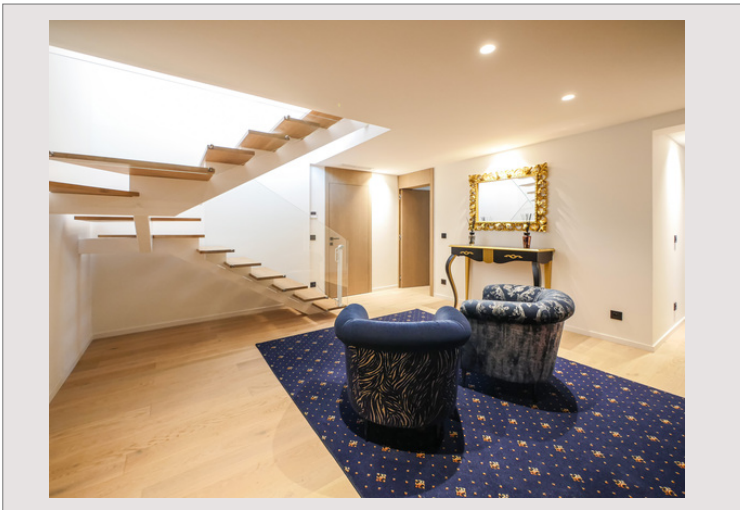
www.valeri-agency.com

## CAP MARTIN - CONTEMPORARY VILLA - SOUGHT-AFTER AREA





## CAP MARTIN - CONTEMPORARY VILLA - SOUGHT-AFTER AREA





## CAP MARTIN - CONTEMPORARY VILLA - SOUGHT-AFTER AREA



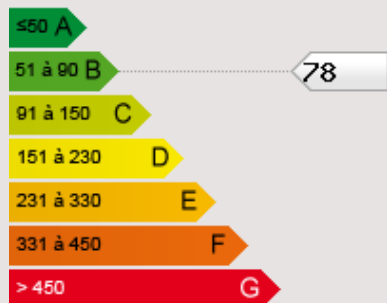
R+1



Rez de Jardin



### Consommations énergétiques



### Émissions de gaz à effet de serre

