

**Roquebrune Cap Martin - Unique Property - Panoramic Sea View Sea and
Blue Gulf**

For sale France

5 775 000 €

In the immediate vicinity of Monaco, in the heart of an estate of approximately 12,758 m², overlooking the beaches of the Blue Gulf with a panoramic view of the sea and Monaco, is the magnificent property named "La Giuncarella".

Product type	Property	Num rooms	5+
Total area	1 300 m ²	District	Cabbe-Saint Roman
Living area	350 m ²	City	Roquebrune-Cap-Martin
Land area	1 300 m ²	Country	France
View	panoramic views of the sea and Monaco	Exposure	south

In the immediate vicinity of Monaco, in the heart of an estate of approximately 12,758 m², overlooking the beaches of the Blue Gulf with a panoramic view of the sea and Monaco, is the magnificent property named "La Giuncarella".

It is constructed as follows:

A main villa on two levels plus the attic, consisting of:

- on the ground floor: an entrance hall, a living room opening onto a terrace, a storeroom, a kitchen, a laundry room, a dressing room and a toilet, a staircase leading upstairs, a cellar outside;
- on the first floor: a landing, a toilet, three bedrooms, a bathroom, a shower room, a dressing room;
- a large terrace with a summer kitchen, barbecue and pizza oven under covered pergolas.

A guest house on two levels with attic, consisting of:

- on the ground floor: an entrance hall, a living room, a first bedroom, a bathroom with cupboard, a kitchen, a toilet, a second bedroom, a staircase leading to the first floor, a crawl space;
- Upstairs: a third bedroom, a shower room, a dressing room.
- Garage outside.

A single-storey caretaker's house with a mezzanine and attic comprising: a living room, a toilet, a bedroom, a shower room, a kitchen, a mezzanine, a workshop and a garden shed outside.

Unique product! Project on request.

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