

ROQUEBRUNE CAP MARTIN - UNIQUE VILLA WITH PANORAMIC SEA VIEWS

For sale France

Co-exclusive

5 995 000 €

Product type	Villa	Num rooms	5+
Living area	375 m ²	Num bedrooms	+5
Land area	1 800 m ²	Num parking	3
Condition	Luxurious amenities	Num box	2
		City	Roquebrune-Cap-Martin
		Country	France

Roquebrune-Cap-Martin - Magnificent master villa located in close proximity to the Principality of Monaco, perched on the heights of a serene and residential area. This villa offers breathtaking views of the sea and the surrounding landscape. Perfect for a family, this residence is drenched in sunlight throughout the day, providing a luxurious living environment. The position is EAST, but the terrace has all-day sun exposure, as well as shaded areas, making it perfect for hosting parties and enjoying a glass of rosé while overlooking the sea and the swimming pool.

This villa boasts a Scandinavian design, characterized by openness and light, with a touch of Italian luxury. It's an ideal setting for family get-togethers. In addition to the main house, there is a separate studio with bedroom and bathroom. Each of the bedrooms has the access to the terrace, enhancing the outdoor living experience.

The property is composed as follows:

Main House:

- Spacious hallway
- Inviting open-plan living room
- Modern kitchen
- 4 well-appointed bedrooms
- 3 bathrooms
- Guest toilet
- Utility room
- Laundry room
- Wine cellar

Penthouse Apartment (located on the top floor of the house, the 3rd floor):

- 1 bedroom
- 1 bathroom, with an additional guest toilet
- A bright living room with a kitchenette

Separate Studio, detached from the main house:

- 1.5 bedroom
- 1 bathroom

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Additional Amenities:

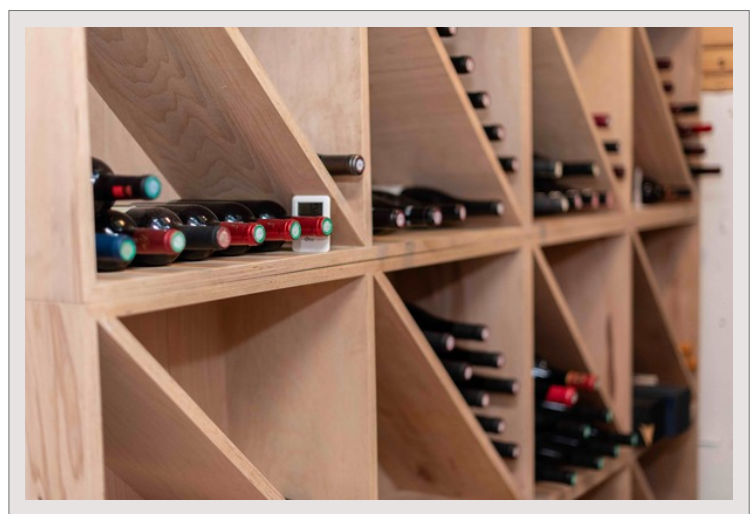
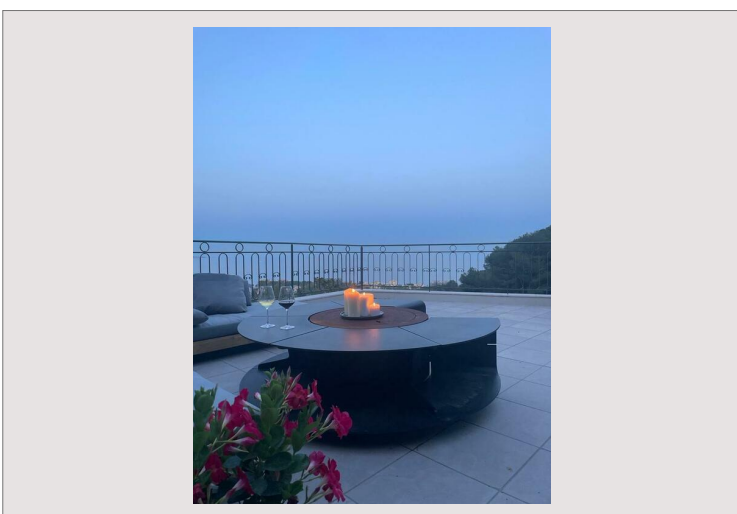
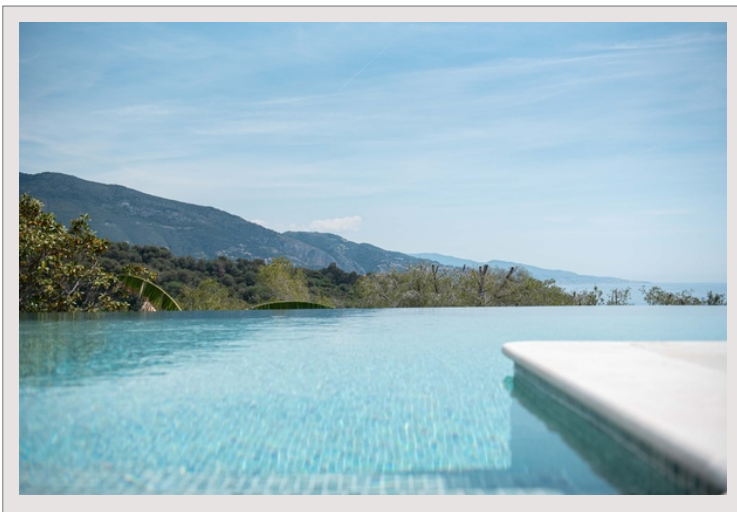
- A fully-equipped gym for fitness enthusiasts
- A heated infinity saltwater pool
- An outdoor kitchen for culinary delights
- 4 inviting terraces to enjoy the Mediterranean sea views and climate
- A convenient carport
- A closed garage with space for 2 cars
- A flourishing fruit garden for a touch of nature

This property is a true gem, offering an exceptional living environment on the stunning French Riviera. It seamlessly combines elegance, comfort, and spectacular views. If you're seeking a luxurious, sun-drenched family retreat near Monaco, this villa is the perfect choice.

Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr



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