

## ROQUEBRUNE-CAP-MARTIN – Belle Époque Villa to Renovate – Sea & Monaco Views

For sale France

2 600 000 €

Just 5 minutes from Monaco, this south-facing Belle Époque villa offers panoramic views of the sea and the Principality. A rare opportunity for a full renovation in a quiet residential setting.

Product type	Villa	Num rooms	5+
Total area	627.60 m <sup>2</sup>	Num bedrooms	+5
Living area	220 m <sup>2</sup>	Num parking	3
Terrace area	61.60 m <sup>2</sup>	Num cellars	1
Garden area	346 m <sup>2</sup>	District	Cap Martin
View	Sea & Monaco View	City	Roquebrune-Cap-Martin
Exposure	South	Country	France
Condition	Work required		

Located two steps from Monte-Carlo in Roquebrune-Cap-Martin, this charming south-facing Belle Époque villa enjoys all-day sunlight and sweeping views over the Mediterranean and Monaco.

The property requires full renovation and offers strong potential for a bespoke layout.

### Current layout:

#### Ground floor

- Double living room with wide bay windows facing the sea and Monaco
- Separate, fully equipped kitchen
- Functional bathroom

#### First floor

- Six bedrooms, two of which open onto sea-view terraces
- One full bathroom
- One shower room

#### Rooftop level

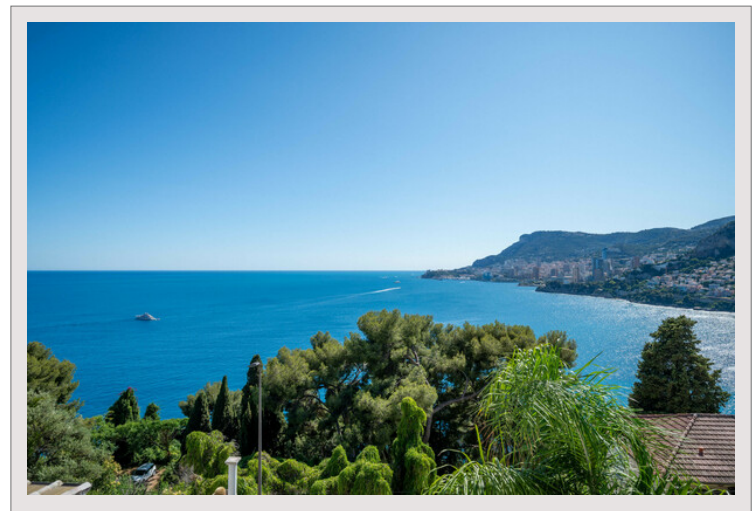
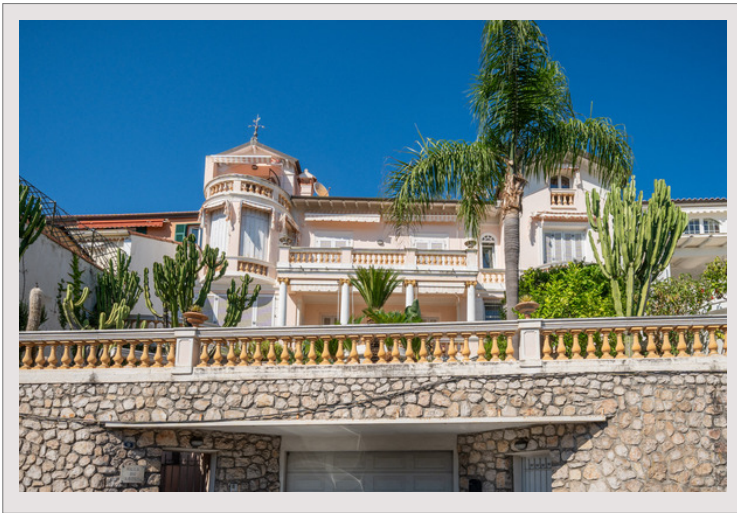
- Accessed via a secondary independent entrance

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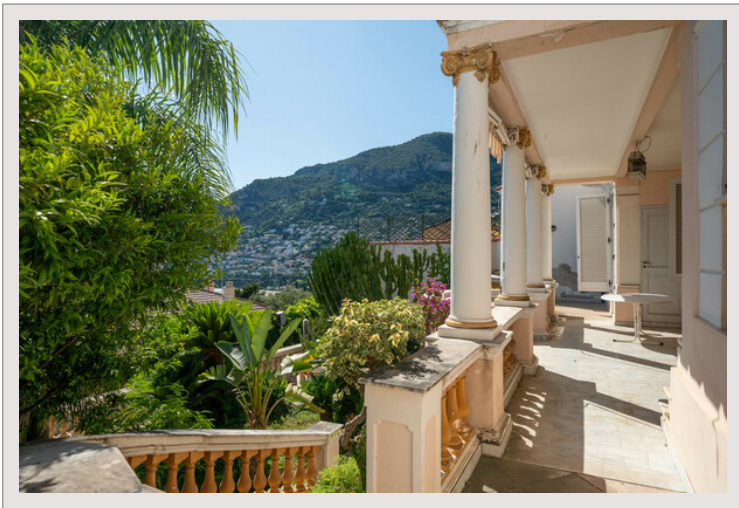
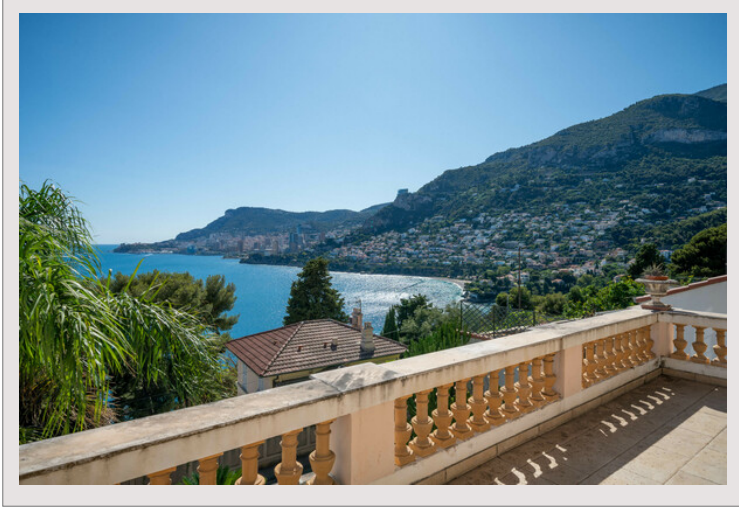
- Two self-contained studios (16 and 20 sqm), ideal for guests or rental

### Annexes

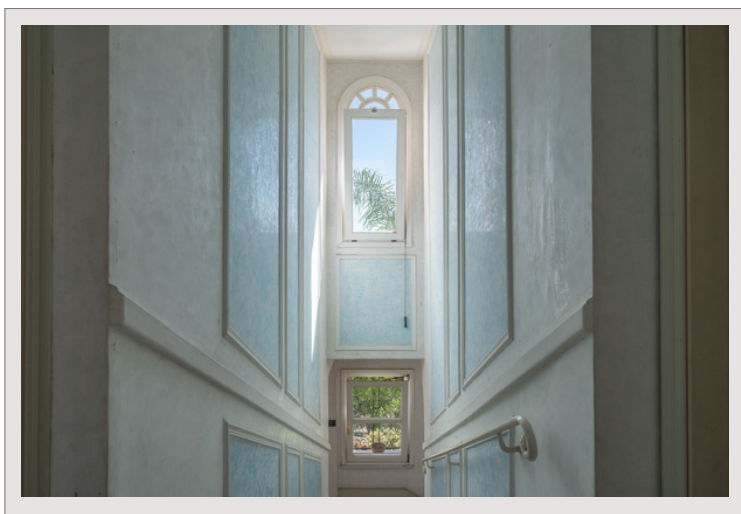
- Private garage of 44 sqm (for three vehicles)
- Storage cellar of 13.6 sqm



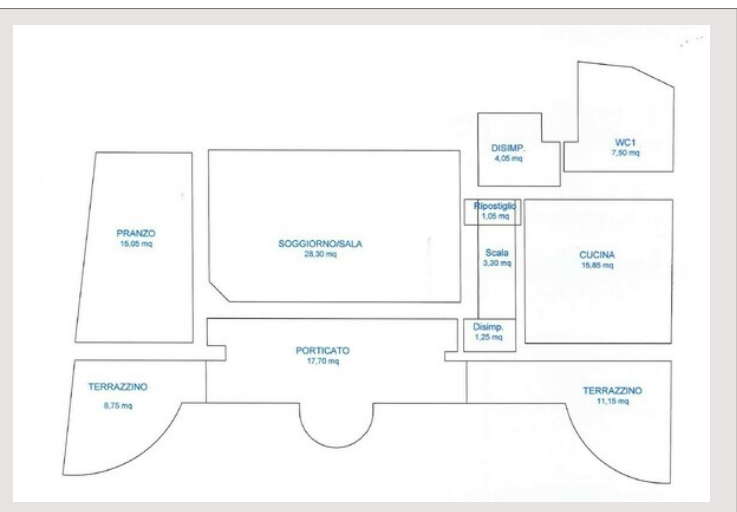
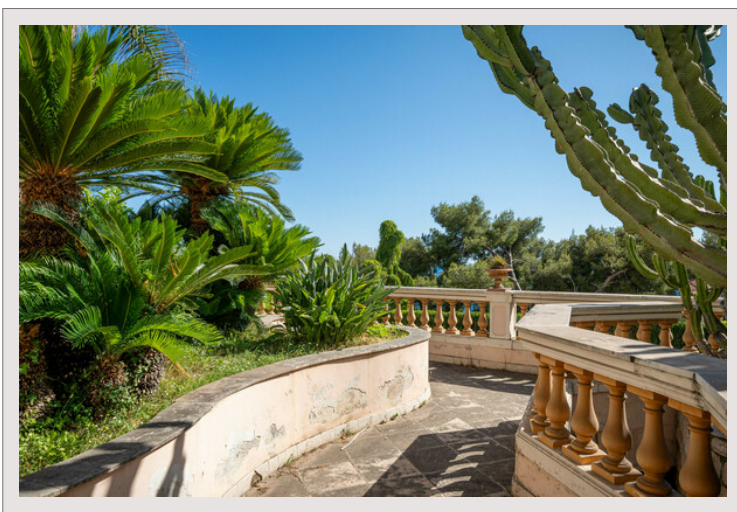
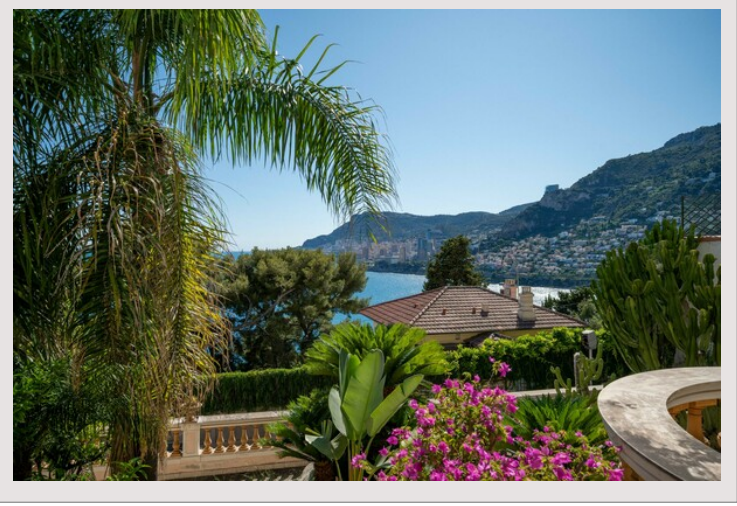
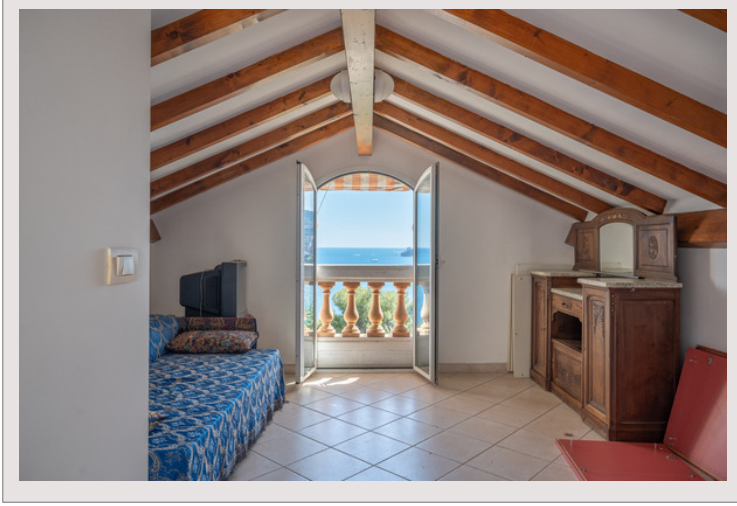
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