

## SALE - BELLE EPOQUE HOUSE ROQUEBRUNE CAP MARTIN

For sale France

3 990 000 €

Only a few minutes from Monaco, this sumptuous Belle Époque villa of 169 m<sup>2</sup> of living space embodies the perfect alliance between historical refinement, discreet luxury and Mediterranean lifestyle. It benefits from a panoramic sea view and a rare living environment, both peaceful and prestigious.

The interior seduces with its volumes bathed in light. A double living room opens harmoniously to the outside, while a large convivial kitchen extends the warm atmosphere to a timeless patio, nestled in the heart of the garden, an ideal haven of peace to recharge your batteries.

Upstairs, four bright bedrooms offer comfort and serenity, accompanied by a bathroom and a shower room. A panoramic terrace extends this space, perfect for enjoying the sweetness

An independent studio located on the second floor guarantees privacy and flexibility, ideal for entertaining or furnishing a private space.

On the relaxation side, the villa has a spa area including sauna and hammam, for moments of absolute relaxation after a day between Monaco and the Riviera.

Lovers of fine wines will appreciate the air-conditioned wine cellar, designed to keep bottles in optimal conditions. A bright workshop and a laundry room complete the services.

A large closed garage under the terrace provides secure parking.

A former prestigious guest house, this property has welcomed emblematic personalities such as Roger Moore, testifying to its aura and its unique history.

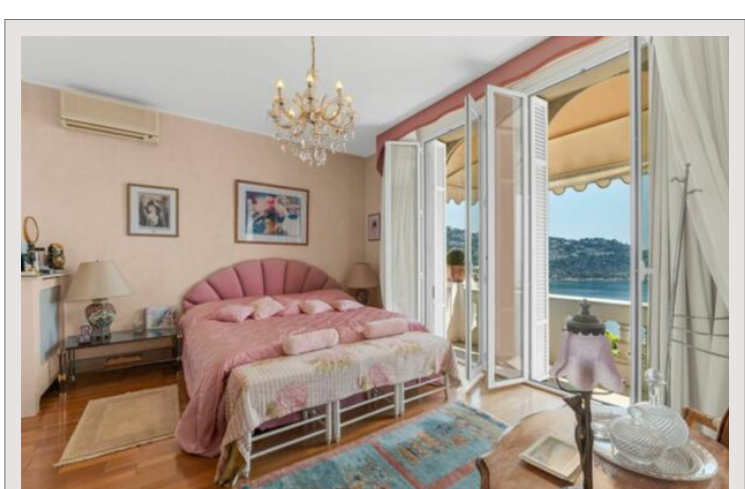
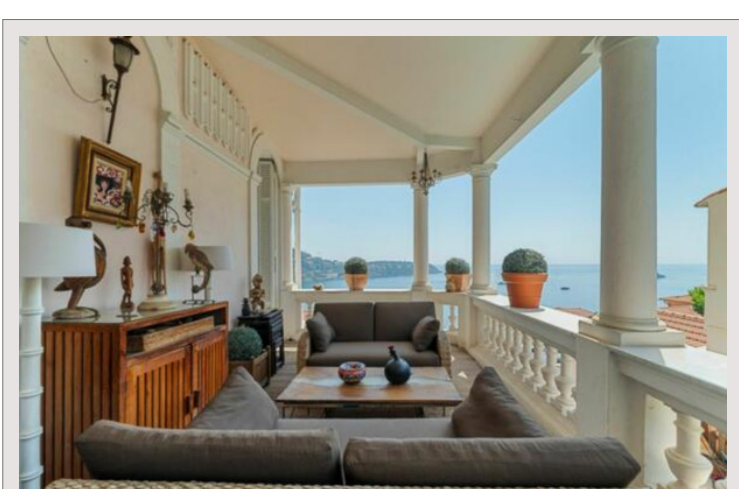
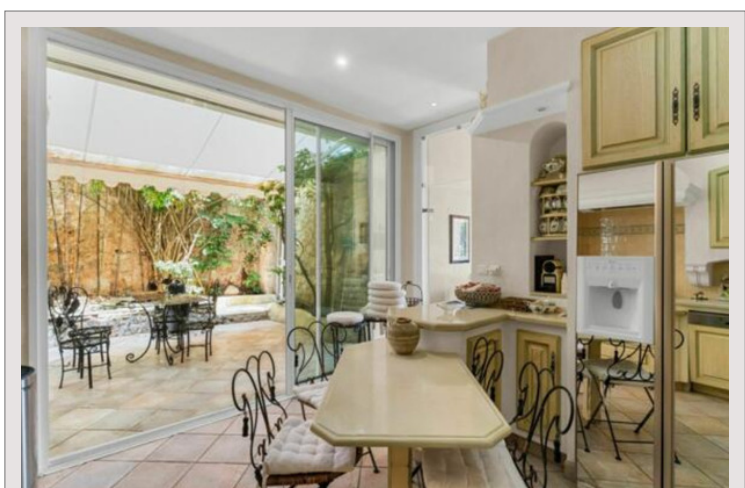
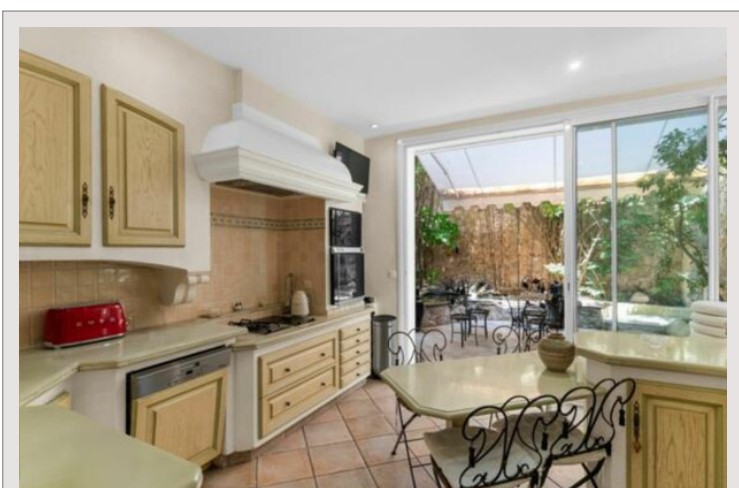
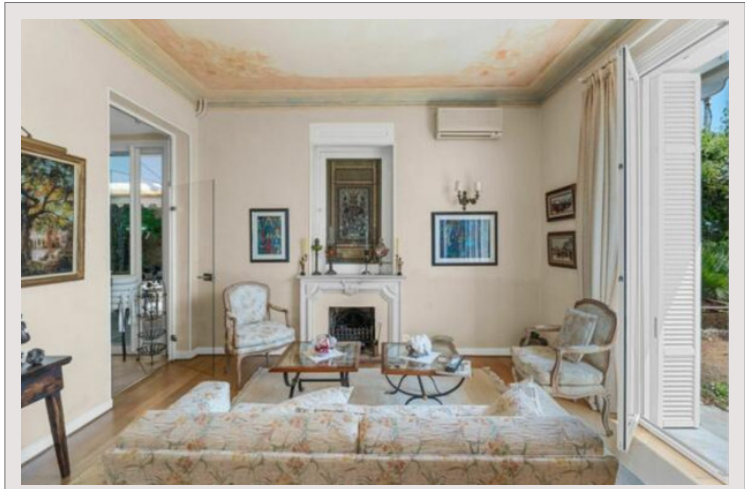
A rare property, ideal for lovers of authenticity and prestige, just a few steps from Monaco a unique opportunity to acquire a true jewel of the French Riviera.

|              |                    |              |                       |
|--------------|--------------------|--------------|-----------------------|
| Product type | House              | Num rooms    | 5+                    |
| Total area   | 579 m <sup>2</sup> | Num bedrooms | 4                     |
| Living area  | 169 m <sup>2</sup> | Num parking  | 1                     |
| Land area    | 410 m <sup>2</sup> | District     | Cabbe-Saint Roman     |
|              |                    | City         | Roquebrune-Cap-Martin |
|              |                    | Country      | France                |

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