

Villa Fatima Morgana – Character property to renovate with sea views

For sale France

Co-exclusive

3 990 000 €

Product type	Villa	Num rooms	5+
Total area	400 m ²	Num bedrooms	+5
Living area	315.71 m ²	Num parking	1
Terrace area	88.45 m ²	District	Cap Martin
Garden area	1 400 m ²	City	Roquebrune-Cap-Martin
Condition	Work required	Country	France
In collaboration with	SAS RIVIERA PROPERTIES		

Located close to the historic village of Roquebrune-Cap-Martin and just a few minutes from Monaco, Villa Fatima Morgana enjoys an elevated position, beautiful sea views and a privileged residential setting.

Offering 315.71 sqm of living space arranged over three levels, the property stands on landscaped grounds of 1,456 sqm. Its distinctive architecture, generous proportions and outdoor areas provide an outstanding foundation for the creation of an exceptional residence.

Requiring complete renovation, the villa offers considerable freedom to redesign its interiors as an elegant family home, a prestigious property with several suites or, subject to the necessary administrative approvals, an exclusive hospitality project.

The configuration of the land and existing building also makes it possible to consider additional amenities such as a swimming pool, wellness facilities, extensive landscaped terraces and reception areas for family and guests.

A particularly rare opportunity is the possibility of acquiring, through a separate transaction, the villa situated on the immediately adjoining plot. In very good condition, this second property offers approximately 125 sqm arranged over three levels and includes three bedrooms, a large terrace, a garden, beautiful sea views and a double garage.

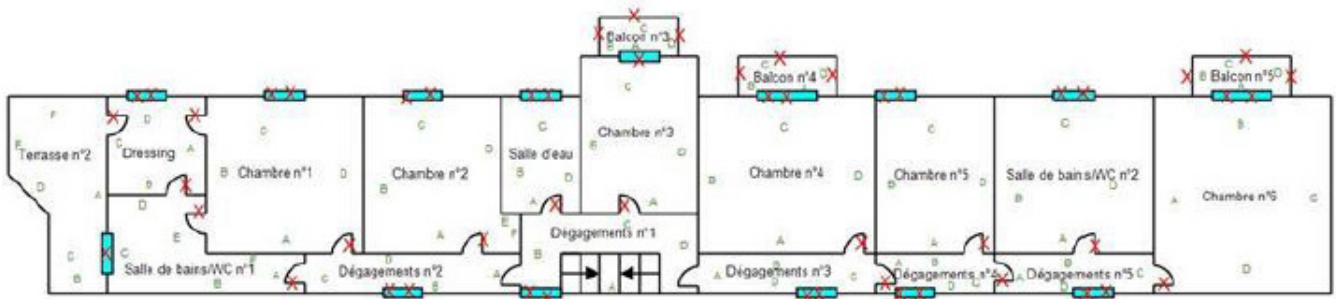
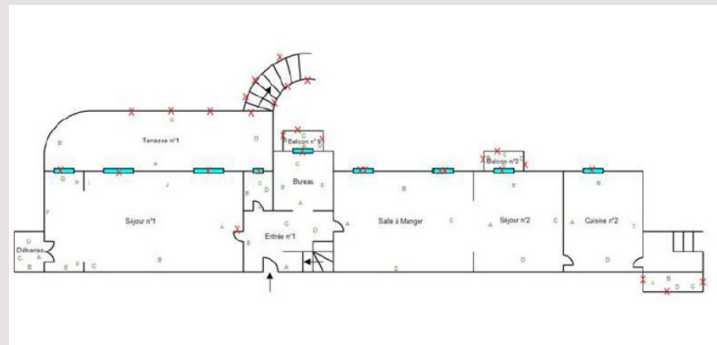
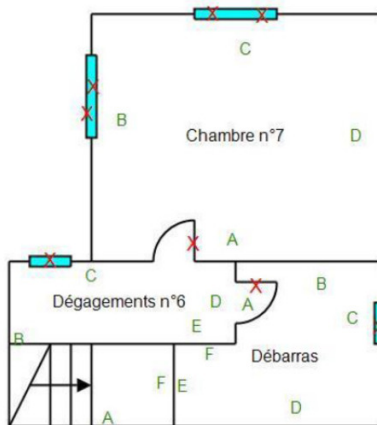
Combining the two properties would create an estate offering approximately 441 sqm of living space, with exceptional potential as an extensive private residence, a main villa with an independent guest house or a luxury boutique hotel project.

Further information and the terms relating to the joint acquisition of both villas are available upon request.

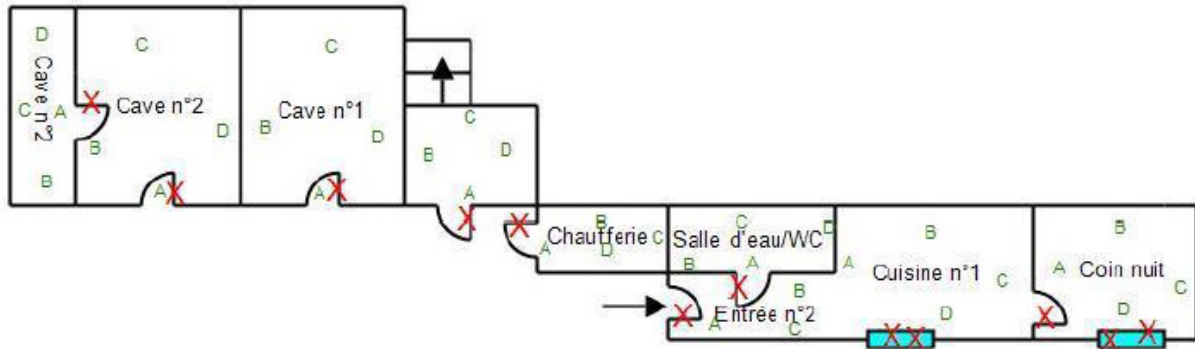
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logement très performant

A

B

C

D

292
kWh/m².an

59
kg CO2/m².an

E

F

G

logement extrêmement consommateur d'énergie