



# WOLF & RAVEN

MONACO REAL ESTATE

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## Unique property for sale Roquebrune-Cap-Martin, French Riviera, France

For sale

Sole agent

Price on request

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>7</b>
<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>379 m<sup>2</sup></b>	<i>Terrace area</i> <b>150 m<sup>2</sup></b>
<i>Land area</i> <b>7 000 m<sup>2</sup></b>	<i>Total area</i> <b>500 m<sup>2</sup></b>
<i>Bedrooms</i> <b>5</b>	<i>Bathrooms</i> <b>5</b>
<i>View</i> <b>Panoramic Sea, countryside</b> <small>Ref.</small> <b>WLHOL</b>	<i>Exposure</i> <b>South</b>

Roquebrune Cap Martin - Historic property - 5 bedroom villa - Swimming pool - Panoramic sea view

Near Monaco, historic site, renowned olive grove neighbouring the former Coco Chanel estate. This property boasts breathtaking views over the Bay of Menton, the Italian coast, Cap Martin and Monaco. Situated in a quiet riverside lane, the property boasts more than 7000 m<sup>2</sup> of land. An existing villa of around 350 m<sup>2</sup> comprising 5 bedrooms, 3 bathrooms, 2 shower rooms, a studio/workshop and a sauna. Possibility of a vast extension to the existing villa and others, plans have already been drawn up and can be communicated after a visit.



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Page  
**1/4**

Ref. : WLHOL

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To complete this property, there is a spring and water rights, a working olive grove with around a hundred trees to harvest and a vast vegetable garden containing around ten citrus trees.





