



## CAP MARTIN - CONTEMPORARY VILLA - SOUGHT-AFTER AREA

For sale

Sole agent

4 790 000 €

Product type  
**Villa**

Num rooms  
**7**

District  
**Cap Martin**

City  
**Roquebrune-Cap-Martin**

Country  
**France**

Living area  
**300 m<sup>2</sup>**

Bedrooms  
**+5**

Bathrooms  
**+5**

Parkings  
**3**

Condition  
**Luxurious services**

Furnished  
**Yes**

View  
**Open view of the Mediterranean Sea**

Exposure  
**Triple exposure**

Release date  
**Now**

Ref.  
**VF1482**

Magnificent renovated contemporary villa, located in the heart of the sought-after Cap Martin. Close to Monaco and the city centre.

Sole agent. contemporary 300 sqm villa nestling in the heart of the privileged and sought-after Cap Martin, in a peaceful and quiet environment. This modern property has been renovated to a very high standard and is sold fully furnished.



Set on two levels, the villa sits in 1,595 sqm of land, with a lovely terrace sheltered by a pergola by the pool and a spacious, perfectly usable garden on one level surrounding the villa. The villa also enjoys open views of the Mediterranean Sea and plenty of sunlight.

The ground floor comprises an entrance hall, a spacious open-plan living room opening eastwards onto a terrace, and westwards onto the swimming pool. A master bedroom with dressing room and bathroom opening onto the east-facing terrace. A fully-equipped kitchen with adjacent pantry and dining room, and a guest toilet.

On the garden level, four bedrooms with en-suite shower rooms and one bedroom with en-suite bathroom. One of the bedrooms is currently used as a gym. A dressing room, hallway and utility room.

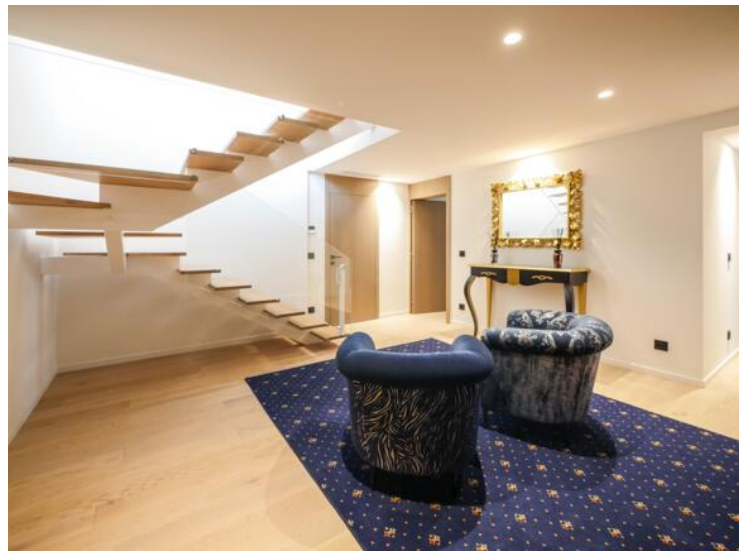
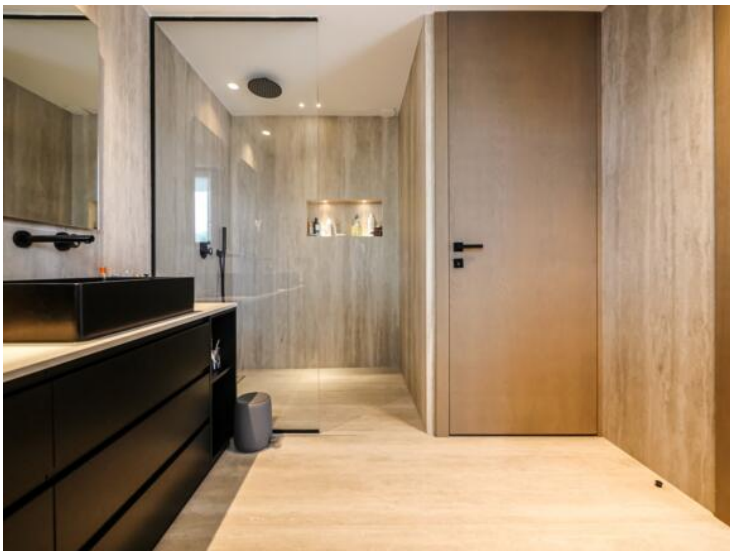
A parking area with pergola for several vehicles with electric charging point completes this property.

Just 15 minutes by car from the Principality of Monaco, and a short walk from the town centre and all its amenities.

Diagnostics are in progress.  
Agency fees are payable by the vendor.

"Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>







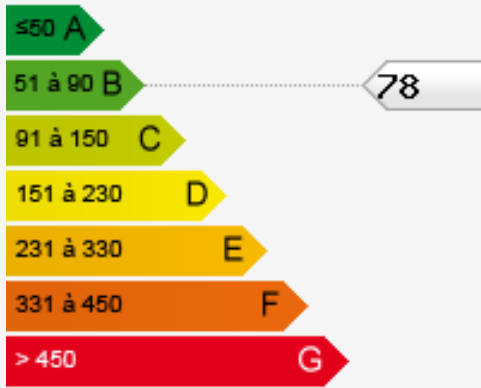
**R+1**



**Rez de Jardin**



### Consommations énergétiques



### Émissions de gaz à effet de serre

