



## Roquebrune-Cap-Martin - Villa with pool and sea view

For sale

3 800 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Cap Martin</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>292 m<sup>2</sup></b>
<i>Land area</i> <b>1 000 m<sup>2</sup></b>	<i>Total area</i> <b>1 000 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>5</b>
<i>Box</i> <b>1</b>	<i>View</i> <b>splendid view of the Mediterranean</b>
<i>Exposure</i> <b>south</b>	<i>Ref.</i> <b>SP-RB-6264604</b>

A stone's throw from the beaches and shops of Roquebrune-Cap-Martin, discover this sumptuous villa of 292 m<sup>2</sup> which offers an exceptional living environment.

On the ground floor you will be greeted by a spacious hall leading to a bright living room, perfect for relaxing. Two large bedrooms, each with their en-suite bathroom, offer comfort and privacy. A large dressing room and a storage room complete this level.

On the first floor, a large living room of 50 m<sup>2</sup> opens onto a terrace offering a breathtaking view of the sea. A separate kitchen opens onto a second terrace, ideal for alfresco dining. An elegant dining room and two additional bedrooms, each with an en-suite shower room, enrich this floor.



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Outside, you will appreciate the beautiful area with a beautiful swimming pool.

A large garage completes this exceptional property, offering a secure parking space.











