



# LIMANDAT

REAL ESTATE

## LIMANDAT Immobilier

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## ROQUEBRUNE CAP MARTIN, 2 minutes from Monaco - EXCEPTIONAL CONTE

For sale

2 940 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>+5 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>400 m<sup>2</sup></b>	<i>Land area</i> <b>570 m<sup>2</sup></b>	<i>Bedrooms</i> <b>6</b>	<i>View</i> <b>Unobstructed view</b>
<i>Exposure</i> <b>South</b>	<i>Ref.</i> <b>85931707</b>		

Roquebrune Cap Martin, two minutes from Monaco, in the highly sought-after residential area of Golfe Bleu, in a peaceful location, south-facing, discover this unique contemporary villa project of approximately 400 m<sup>2</sup>, offering a 180° panoramic sea view.

Building permit free from any appeal.

The project includes: •

A large living area with lounge, dining room and open-plan kitchen •

6 bedrooms, including 2 suites, all with bathrooms/shower rooms and dressing rooms •

Numerous green terraces extending the living spaces •

Swimming pool •



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Exceptional 236 m<sup>2</sup> garage.

This rare project combines a strategic location, prestigious amenities and great potential for personalisation, in a privileged setting on the border of Monaco.

Ideal as a primary or secondary residence, it also represents a first-rate investment opportunity, with very strong seasonal rental potential once the villa is delivered.

Possibility of turnkey delivery by a renowned Monegasque company, guaranteeing impeccable execution and high-end finishes.

There is currently a Provençal villa of approximately 130 m<sup>2</sup>.



