



## Roquebrune-Cap-Martin - Villa with pool near the beach

For sale

3 650 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>4 rooms</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>190 m<sup>2</sup></b>	<i>Terrace area</i> <b>11 m<sup>2</sup></b>	<i>Land area</i> <b>900 m<sup>2</sup></b>
<i>Total area</i> <b>201 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>	<i>Condition</i> <b>New</b>
<i>View</i> <b>Unobstructed view</b>	<i>Ref.</i> <b>SP-RB-6264751</b>		

Located in Roquebrune-Cap-Martin, in a peaceful, leafy setting just a few steps from beaches and shops, this magnificent villa offers superb panoramic sea views.

With approx. 190 m<sup>2</sup> of living space, this bright and elegant property is composed as follows:

First floor: a welcoming entrance hall leads to a sumptuous 24 m<sup>2</sup> master suite with en-suite shower room. Two further bedrooms, each with its own shower room, ensure comfort and privacy.

1st floor: a vast living space bathed in light, comprising a 64.3 m<sup>2</sup> lounge and dining room, with a perfectly integrated open kitchen. A second 22 m<sup>2</sup> master suite with private shower room. Guest toilet for added convenience.

The exterior is just as appealing, offering a beautiful relaxation area with a swimming pool.



A great opportunity for lovers of charm and comfort, in the immediate vicinity of Monaco.







