



## ROQUEBRUNE-CAP-MARTIN – Belle Époque Villa to Renovate – Sea & Monaco Views

For sale

3 000 000 €

<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>220 m<sup>2</sup></b>
<i>Terrace area</i> <b>61,60 m<sup>2</sup></b>	<i>Garden area</i> <b>346 m<sup>2</sup></b>
<i>Total area</i> <b>627,60 m<sup>2</sup></b>	<i>Bedrooms</i> <b>+5</b>
<i>Bathrooms</i> <b>4</b>	<i>Parkings</i> <b>3</b>
<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>Work required</b>
<i>View</i> <b>Sea &amp; Monaco View</b>	<i>Exposure</i> <b>South</b>
<i>Ref.</i> <b>HP-VVLRM</b>	

Just 5 minutes from Monaco, this south-facing Belle Époque villa offers panoramic views of the sea and the Principality. A rare opportunity for a full renovation in a quiet residential setting.

Located two steps from Monte-Carlo in Roquebrune-Cap-Martin, this charming south-facing Belle Époque villa



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Ref. : HP-VVLRM

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enjoys all-day sunlight and sweeping views over the Mediterranean and Monaco.

The property requires full renovation and offers strong potential for a bespoke layout.

### **Current layout:**

#### **Ground floor**

- Double living room with wide bay windows facing the sea and Monaco
- Separate, fully equipped kitchen
- Functional bathroom

#### **First floor**

- Six bedrooms, two of which open onto sea-view terraces
- One full bathroom
- One shower room

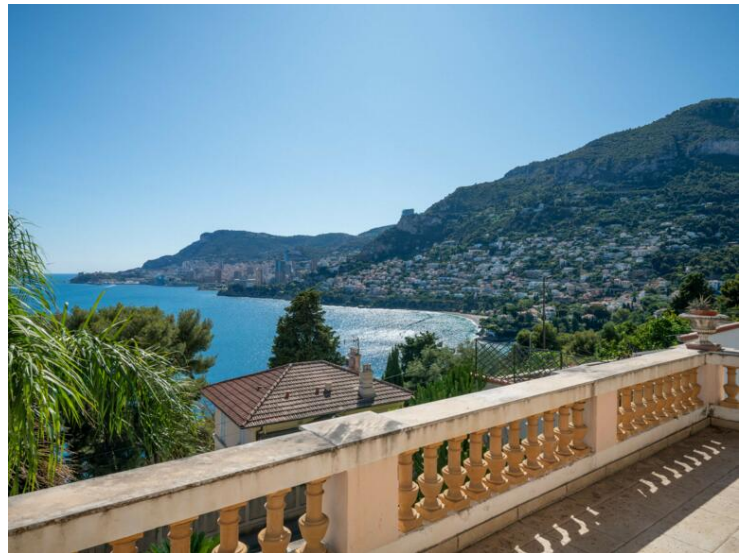
#### **Rooftop level**

- Accessed via a secondary independent entrance
- Two self-contained studios (16 and 20 sqm), ideal for guests or rental

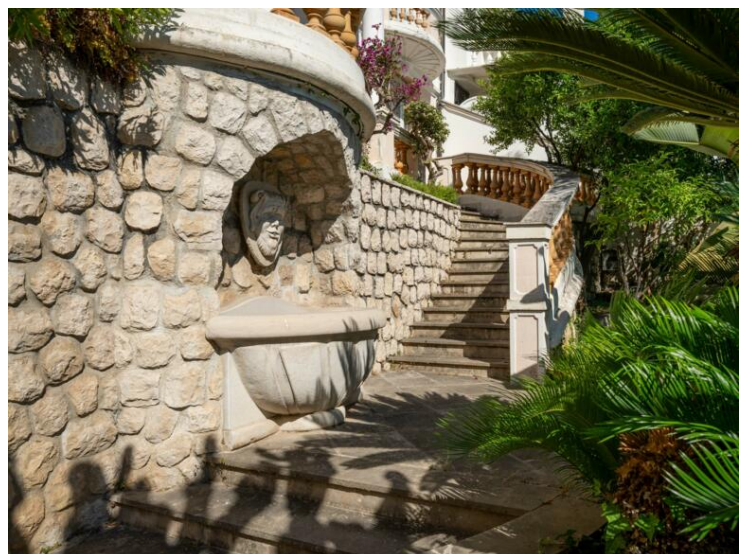
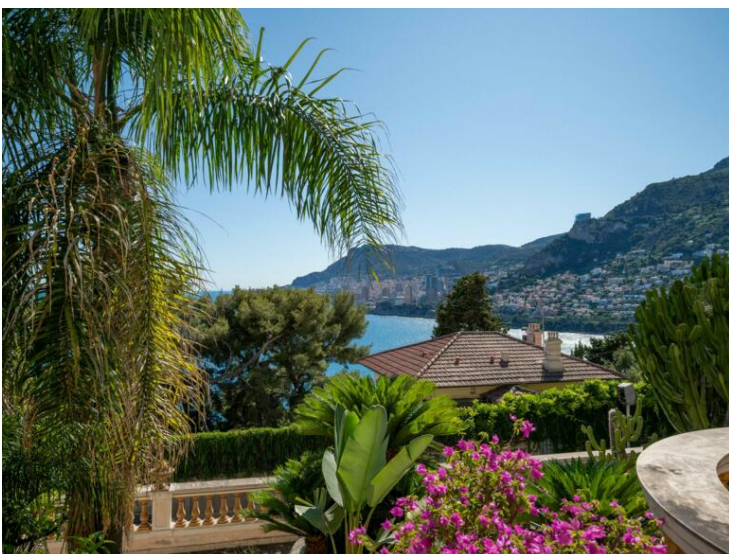
#### **Annexes**

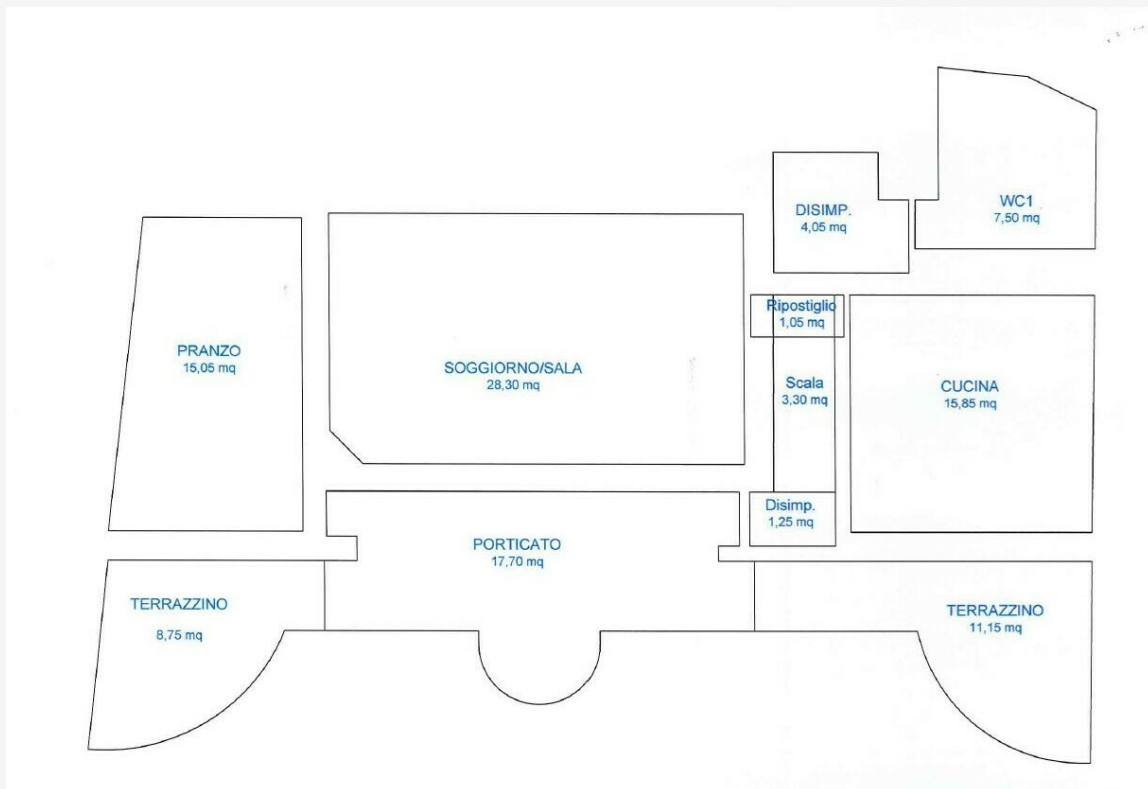
- Private garage of 44 sqm (for three vehicles)
- Storage cellar of 13.6 sqm

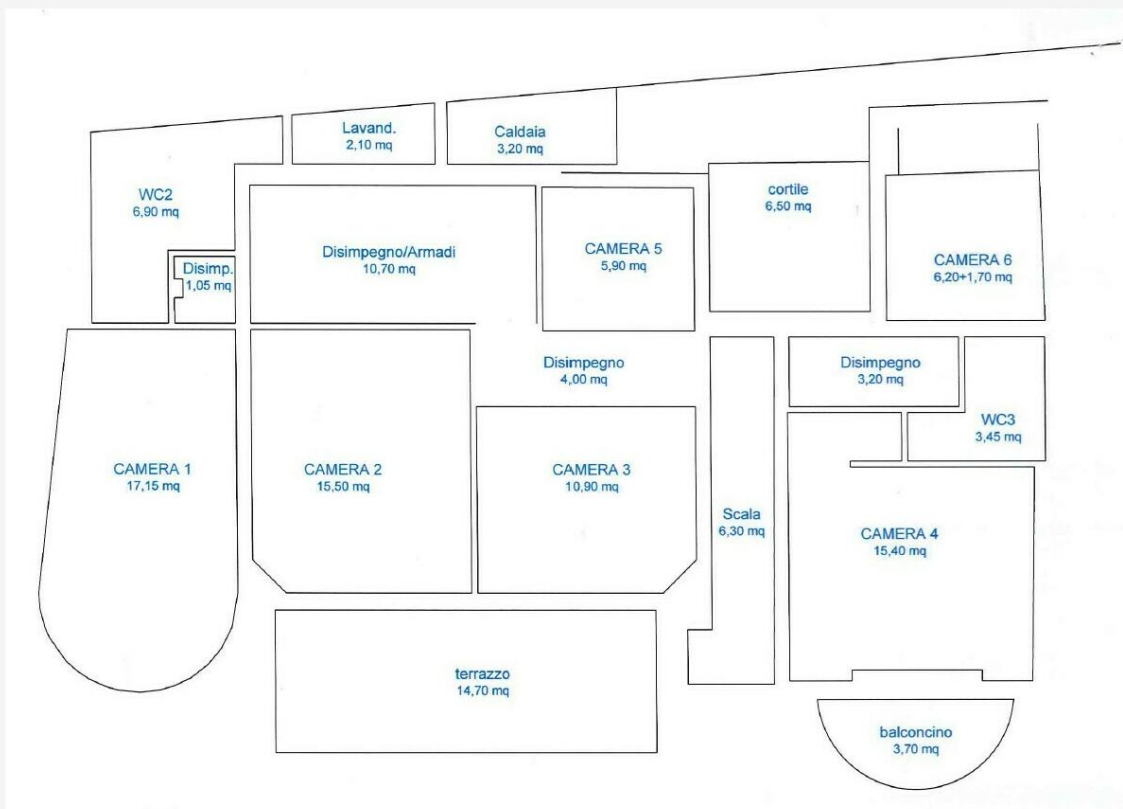












### SUPERFICI PIANO SECONDO

