



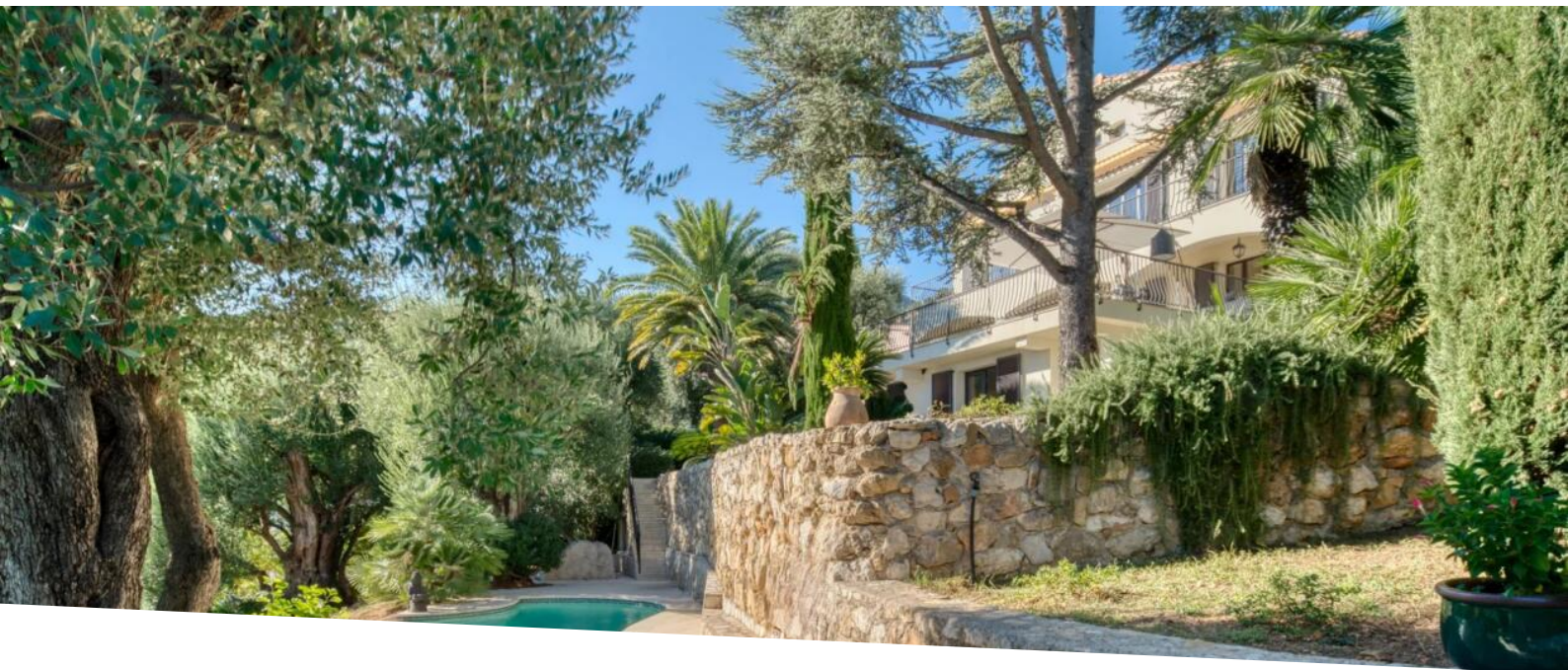
# LIMANDAT

REAL ESTATE

## LIMANDAT Immobilier

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## Roquebrune-Cap-Martin – Hameau District, Exceptional Villa

For sale 4 800 000 €

<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>270 m<sup>2</sup></b>	<i>Land area</i> <b>1 418 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>South</b>	<i>Ref.</i> <b>86390275</b>	

Nestled in one of the most sought-after areas of Roquebrune-Cap-Martin, just 5 minutes from Monaco, this superb fully renovated villa impresses with its high-end features, generous volumes, and panoramic sea views.

Spread over three levels and 270 sqm of living space, it stands on a beautifully landscaped 1,418 sqm south-facing plot, a true haven of greenery with swimming pool.

### Layout

Main floor: bright and spacious living room with fireplace, large sunny terrace, two en-suite bedrooms with shower rooms, office/dressing room, guest WC.

Garden level: convivial dining area with fully equipped open kitchen, master suite with bathroom/shower, bedroom with shower room, laundry/storage room. Independent access.

Lower level: independent apartment including living room, kitchen, shower room with WC – perfect for guests or staff.



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Outdoor features

Terraces and balconies totaling more than 100 sqm, offering breathtaking views of the sea and surrounding hills,

Lush Mediterranean garden with century-old olive trees,

Sun-drenched heated swimming pool,

Parking for 3 to 4 cars on the property.

Additional potential

Possibility to build another villa (subject to planning permission), presenting an attractive opportunity for optimization.



