



Roquebrune Cap Martin - Villa 222 m2 terrain 2 000 m2 double gar

For sale

1 990 000 €

Product type House	Num rooms +5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 222 m²	Land area 2 000 m²	Bedrooms 5	Bathrooms 3
Box 1	Ref. 86468605		

Roquebrune-Cap-Martin, in a dominant position, with exceptional views, in absolute calm, 15 minutes from Monaco, 222 m2 villa set in a peaceful residential area, landscaped grounds of 2,000 m2, built on two levels. Its south-facing aspect provides remarkable sunshine all day long.

The main level comprises a large, bright living room with fireplace and sea-view terrace, a modern, fully-equipped kitchen opening onto the living room, a study and two bedrooms with en-suite bathrooms. On the lower floor, a second living room with open-plan kitchen opens onto the garden and pool. Two additional bedrooms, each with en-suite shower room, one with wc and guest toilet, also benefit from direct access to outside parking. Two independent apartments could be created. Outside, a well-kept Mediterranean garden, a recently renovated saltwater swimming pool, a summer dining area, a large 60 m2 closed garage and 5 outdoor parking spaces complete this property. Garage access from inside.

This villa represents a rare opportunity close to Monaco, ideal as a primary or secondary residence.

Fees at seller's expense.



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Page
1/2

Ref. : 86468605

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Diagnostic de Performances Énergétiques

