



## Roquebrune-Cap-Martin - Magnificent property - sea view

For sale

5 500 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>266 m<sup>2</sup></b>
<i>Land area</i> <b>3 093 m<sup>2</sup></b>	<i>Bathrooms</i> <b>2</b>
<i>Parkings</i> <b>5</b>	<i>Condition</i> <b>To refresh</b>
<i>View</i> <b>Breathtaking sea view</b>	<i>Exposure</i> <b>South</b>
<i>Ref.</i> <b>SP-YF-86669069</b>	

In Roquebrune-Cap-Martin, at the gates of Monaco, discover this exceptional property offering a breathtaking sea view.

With a living area of 266 m<sup>2</sup>, the house is spread over three levels and seduces with its generous volumes and its harmonious distribution.

On the ground floor, an elegant entrance leads to three bedrooms, a dressing room, a bathroom, as well as a terrace bathed in light offering an exceptional panorama of the Mediterranean.

The garden level hosts a large hall, a bright living and dining room, a small intimate living room, a functional kitchen with storage room and boiler room, as well as an independent studio with cupboard and toilet, ideal



for staff or for receiving guests.

On the first floor, an additional bedroom with dressing room opens onto two terraces offering unique views of the sea. This level also includes a bathroom and an outbuilding.

The basement includes a studio-workshop with sink and toilet, a laundry room, as well as an outbuilding, offering many possibilities of development.

The outdoor spaces perfectly complete this property: a landscaped garden, a swimming pool with fully equipped pool house (kitchen, toilet and storage room), a technical room dedicated to the pool and a garden shed. The terraces and outdoor facilities have been designed to take full advantage of the Mediterranean climate and the spectacular sea views.

The property has significant potential for expansion, with the possibility of building up to 1,000 m<sup>2</sup> further.

Combining prestige, comfort and privacy, this villa is a rare opportunity in the immediate vicinity of Monaco, ideal as a primary or secondary residence.







