



## SALE - BELLE EPOQUE HOUSE ROQUEBRUNE CAP MARTIN

For sale

3 990 000 €

<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>169 m<sup>2</sup></b>
<i>Land area</i> <b>410 m<sup>2</sup></b>	<i>Total area</i> <b>579 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Parking</i> <b>1</b>
<i>Ref.</i> <b>V2146</b>	

Only a few minutes from Monaco, this sumptuous Belle Époque villa of 169 m<sup>2</sup> of living space embodies the perfect alliance between historical refinement, discreet luxury and Mediterranean lifestyle. It benefits from a panoramic sea view and a rare living environment, both peaceful and prestigious.

The interior seduces with its volumes bathed in light. A double living room opens harmoniously to the outside, while a large convivial kitchen extends the warm atmosphere to a timeless patio, nestled in the heart of the garden, an ideal haven of peace to recharge your batteries.

Upstairs, four bright bedrooms offer comfort and serenity, accompanied by a bathroom and a shower room. A panoramic terrace extends this space, perfect for enjoying the sweetness



An independent studio located on the second floor guarantees privacy and flexibility, ideal for entertaining or furnishing a private space.

On the relaxation side, the villa has a spa area including sauna and hammam, for moments of absolute relaxation after a day between Monaco and the Riviera.

Lovers of fine wines will appreciate the air-conditioned wine cellar, designed to keep bottles in optimal conditions. A bright workshop and a laundry room complete the services.

A large closed garage under the terrace provides secure parking.

A former prestigious guest house, this property has welcomed emblematic personalities such as Roger Moore, testifying to its aura and its unique history.

A rare property, ideal for lovers of authenticity and prestige, just a few steps from Monaco a unique opportunity to acquire a true jewel of the French Riviera.





