



# House & Co.

— Monaco Real Estate —

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15, Bd Princesse Charlotte

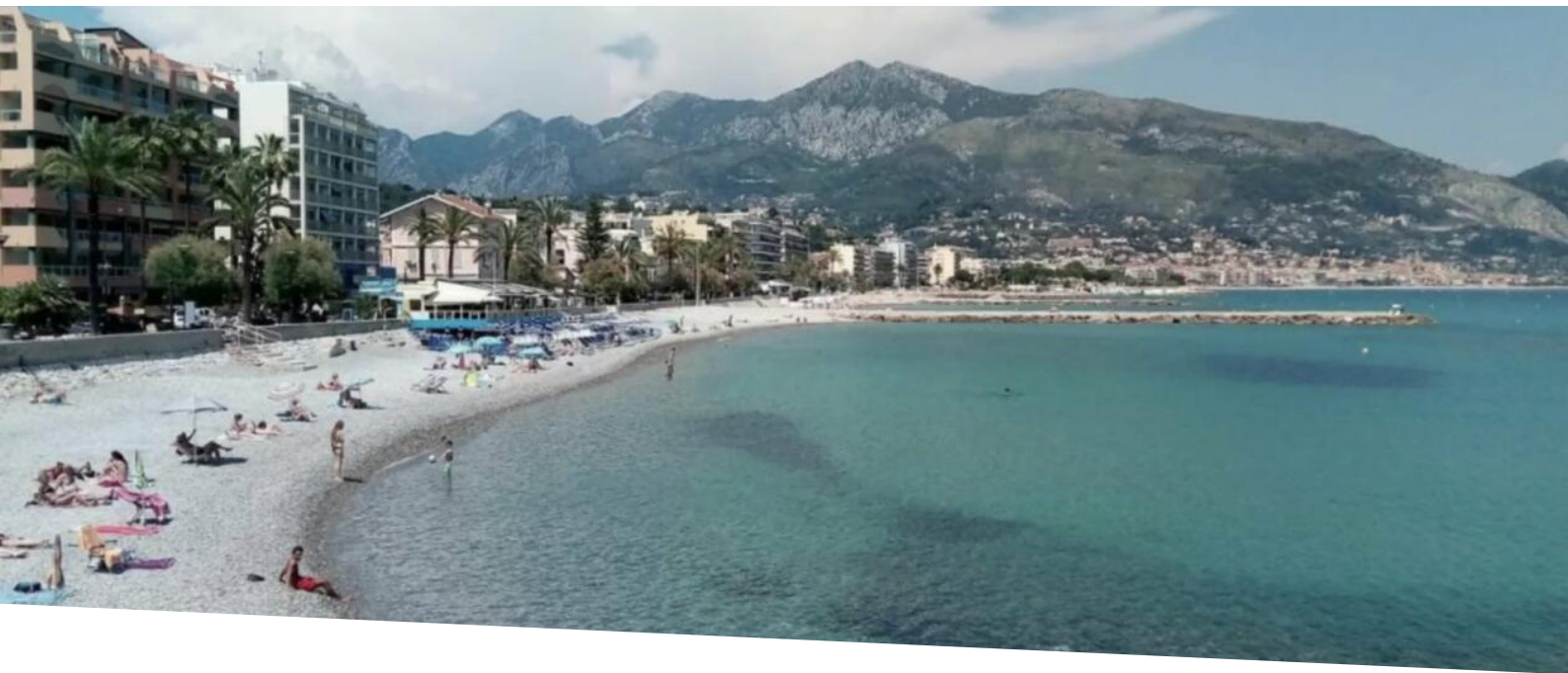
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## EXCLUSIVE ROQUEBRUNE-CAP-MARTIN – Seafront Villa

For sale

1 650 000 €

Product type <b>House</b>	Num rooms <b>+5 rooms</b>	City <b>Roquebrune-Cap-Martin</b>	Country <b>France</b>
Living area <b>211,20 m<sup>2</sup></b>	Terrace area <b>127,90 m<sup>2</sup></b>	Total area <b>396,60 m<sup>2</sup></b>	Bedrooms <b>3</b>
Bathrooms <b>2</b>	Parkings <b>2</b>	Ref. <b>86731900</b>	

EXCLUSIVE - Ideally located just a few steps from the seafront and close to all amenities, this property offers strong potential in a highly sought-after area of Roquebrune-Cap-Martin.

Built on a 472 sqm plot, the property allows for various development projects depending on your needs. It is sold in its current condition, with the price reflecting its present state.

A prior declaration for renovation works on the existing structure has already been approved, offering attractive development opportunities.

The property, with a total living area of 211.20 sqm, includes:

1° Main house on two levels (139.60 sqm): – Ground floor: living area, laundry room, entrance hall, storage, hallway, and wc – First floor: hallway, three bedrooms, two walk-in closets, an office, and two bathrooms

2° Independent unit (ground floor – 45 sqm): Living area, hallway, wc, one bedroom, and one bathroom

3° Second independent unit (ground floor – 26.60 sqm): Living area, one bedroom, one bathroom, and



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storage space

Full file available upon request.

