



## CAP MARTIN - ESTATE

For sale

7 600 000 €

|                                 |                                  |                                      |                          |
|---------------------------------|----------------------------------|--------------------------------------|--------------------------|
| Product type<br><b>House</b>    | Num rooms<br><b>+5 rooms</b>     | City<br><b>Roquebrune-Cap-Martin</b> | Country<br><b>France</b> |
| Living area<br><b>429,44 m²</b> | Land area<br><b>2 490 m²</b>     | Bedrooms<br><b>3</b>                 | Bathrooms<br><b>3</b>    |
| Box<br><b>1</b>                 | View<br><b>Unobstructed view</b> | Ref.<br><b>2222057</b>               |                          |

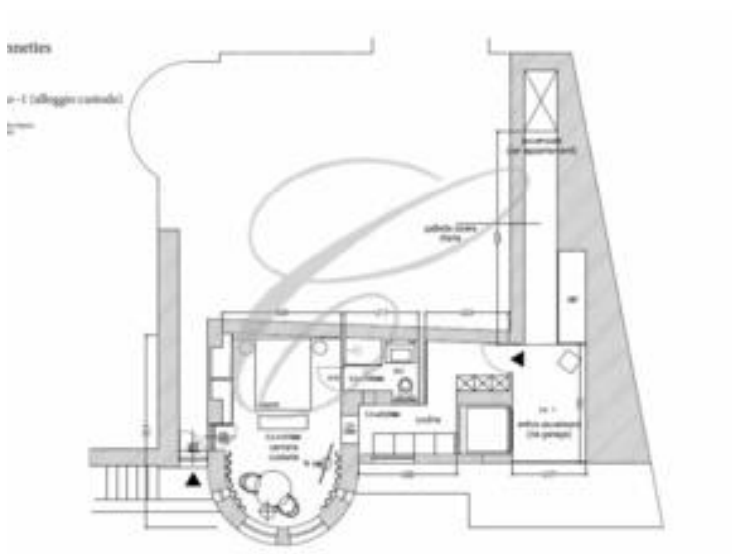
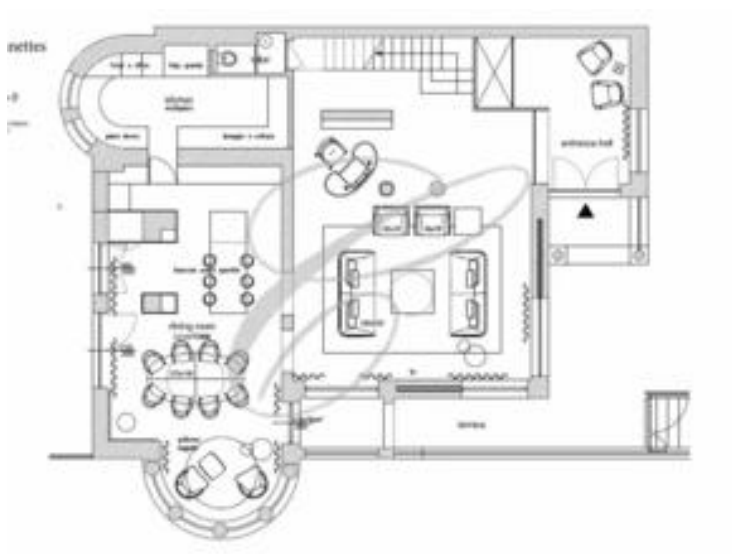
Belle Epoque property, 10 minutes from Monaco, consisting of a main villa with garage and an independent apartment on a garden of approximately 2,490 m². The main villa is composed as follows: Ground floor: double living room, kitchen, lounge with fireplace, and dining room. Upstairs: three bedrooms with en-suite bathrooms and dressing rooms. Access to the rooftop terrace. Panoramic sea view. Garden level: a 2-room apartment. A gatehouse with two main rooms, a swimming pool and a pool house, a sauna, and a spa complete this property.

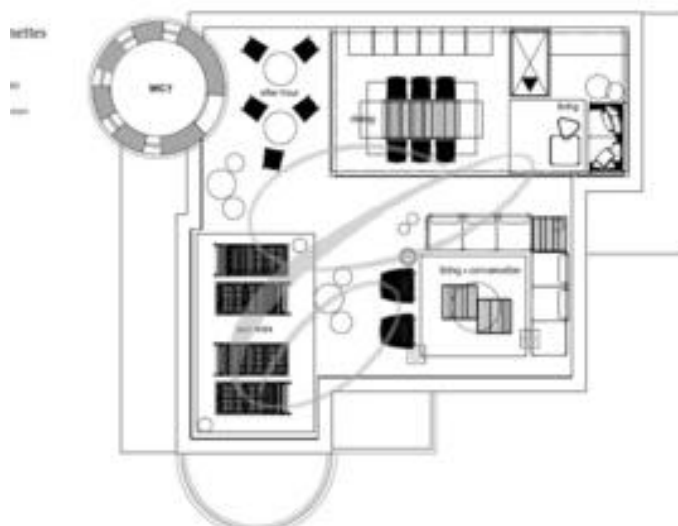
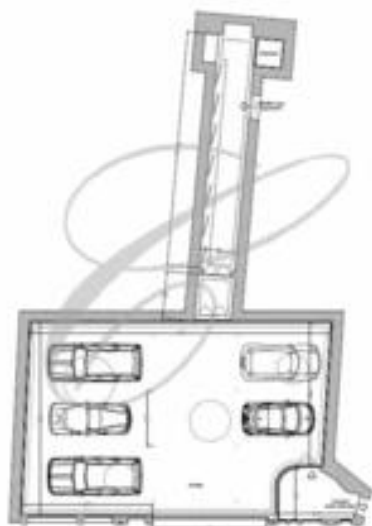
Information on the risks to which this property is exposed is available on the Georisks website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr) CNPM Mediation Consumer Mediation



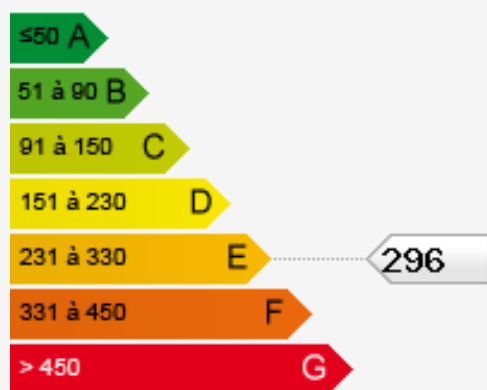








### Consommations énergétiques



### Émissions de gaz à effet de serre

