



# LIMANDAT

REAL ESTATE

## LIMANDAT Immobilier

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## EXCLUSIVE – Unique architect-designed villa project with sea view

For sale

990 000 €

|   |                                       |                                      |                          |
|---|---------------------------------------|--------------------------------------|--------------------------|
| Product type<br><b>House</b>            | Num rooms<br><b>3 rooms</b>           | City<br><b>Roquebrune-Cap-Martin</b> | Country<br><b>France</b> |
| Living area<br><b>100 m<sup>2</sup></b> | Land area<br><b>415 m<sup>2</sup></b> | Bedrooms<br><b>2</b>                 | Bathroom<br><b>1</b>     |
| Parkings<br><b>2</b>                    | View<br><b>Unobstructed view</b>      | Ref.<br><b>84981547</b>              |                          |

EXCLUSIVE – A unique opportunity and project in the heart of the prestigious Hameau of Roquebrune-Cap-Martin, with sea view, building permit approved, fully costed and cleared of all third-party appeals, for the extension/transformation into an atypical architect-designed villa project of approximately 100 sqm of living space, featuring terraces, garden, and parking spaces.

Architectural project included in the permit: Ground floor: cathedral-style living room flooded with natural light, with open-plan kitchen opening onto a terrace with panoramic sea views, integrated storage, guest toilet, and garden access. Lower floor: master bedroom benefiting from sea views, with shower room and integrated storage. Lower floor: second bedroom with bathroom and integrated storage, opening onto terrace and garden. Parking for two vehicles. Prime location: Immediate proximity to shops and bus stop. Easy access, less than 10 minutes from Monaco and 30 minutes from Nice Côte d'Azur Airport. Outdoor potential: Possibility to create a swimming pool, subject to land configuration. Currently a 40 sqm villa with a 30 sqm garage, parking spaces, and garden.

This villa represents a rare opportunity on the market: a perfect combination of luxury, tranquillity, sea view,



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and private garden in an exclusive and highly sought-after setting. Strong value appreciation potential. Exceptional property with high potential, available for a limited time.



