



## Villa apartment with private pool

For sale

Sole agent

990 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>District</i> <b>Village-Cros de Caste-Coupiere-Mont Gros</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>73 m<sup>2</sup></b>
<i>Garden area</i> <b>250 m<sup>2</sup></b>	<i>Total area</i> <b>323 m<sup>2</sup></b>
<i>Bedrooms</i> <b>2</b>	<i>Bathrooms</i> <b>2</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>Rez de jardin</b>	<i>Annual costs</i> <b>1 600 €</b>
<i>Condition</i> <b>New</b>	<i>View</i> <b>Unobstructed view, glimpse of the sea</b>
<i>Exposure</i> <b>3 exhibitions</b>	<i>Release date</i> <b>15 février 2027</b>
<i>Ref.</i> <b>Appartement Villa avec piscine</b>	

Located in the sought-after neighbourhood of La Torraca in Roquebrune-Cap-Martin, this elegant two-bedroom flat enjoys a prime location, combining peace and quiet, comfort and close proximity to Monaco.

The flat comprises two bedrooms, two bathrooms and a beautiful, light-filled living area.

The living area opens onto a modern, fully equipped kitchen, creating a warm and welcoming atmosphere. Large bay windows flood the rooms with natural light and offer a pleasant view of the surrounding greenery.

Nestled within a small, exclusive residential complex, this property charms with its high-quality fittings and absolute tranquillity. Outside, a private garden of approximately 250 m<sup>2</sup> seamlessly extends the living spaces. A private swimming pool with a counter-current swimming lane completes this rare property.

The property also features reversible air conditioning, a cellar and a parking



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Page  
1/5

Ref. : Appartement Villa avec piscine

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

space.

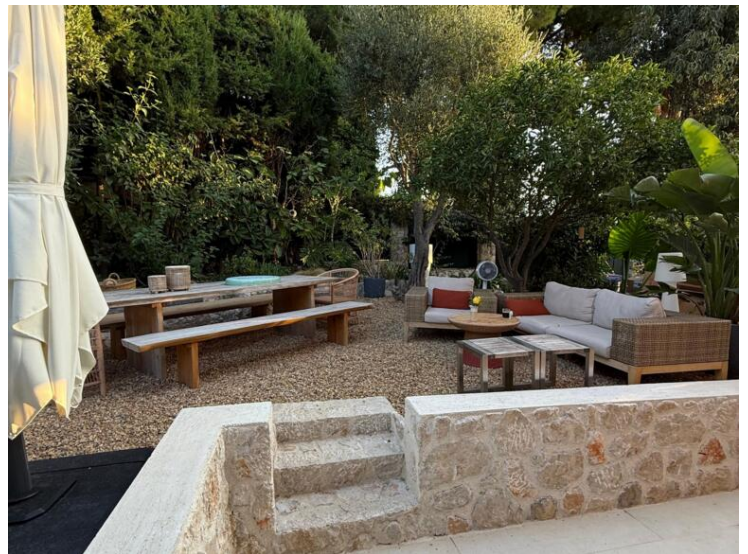
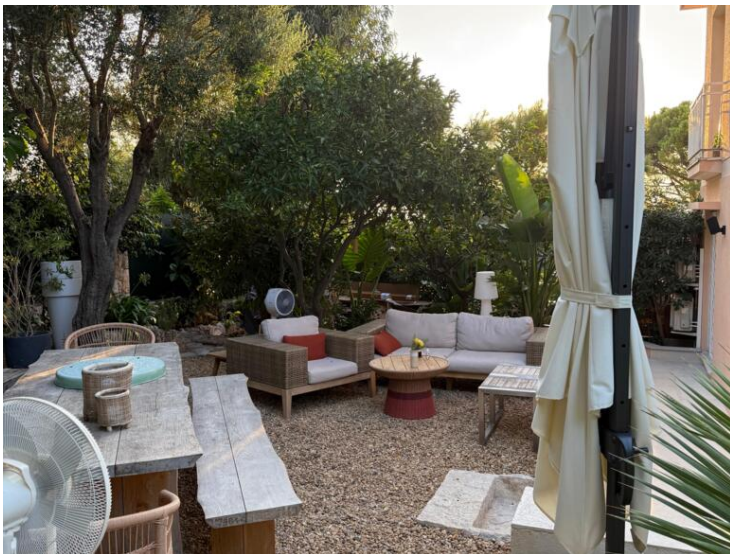
A rare opportunity on the French Riviera, ideal for those seeking an exclusive lifestyle, combining natural beauty, tranquillity and easy access to Monaco.



A garden-level villa-style apartment, fully renovated in September 2025, featuring a private entrance with a gate and a magnificent 250 m<sup>2</sup> garden with mature trees. The property boasts a private tiled swimming pool measuring 7 x 2.80 m with a counter-current system, ideal for making the most of the outdoor space in complete privacy.

The living area comprises a spacious, light-filled living room with a fully fitted open-plan kitchen, extended by a large bay window offering a beautiful view of the garden. In the sleeping area, there are two bedrooms, each with its own en-suite bathroom.

A rare property offering the comfort of a villa, within a small block of flats, in a quiet and privileged setting. No work required thanks to a complete renovation carried out in September 2025.







### Diagnostic de Performances Énergétiques

logement très performant

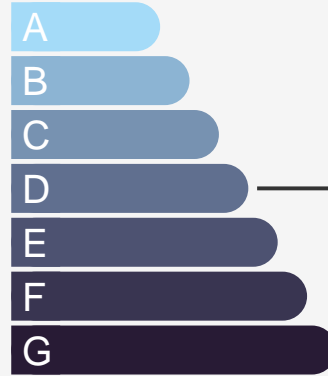


183  
kWh/m².an

32  
kg CO2/m².an

logement extrêmement consommateur d'énergie

logement très performant



32  
kg CO2/m².an

logement extrêmement consommateur d'énergie

