



ROQUEBRUNE-CAP-MARTIN- THE HAMLET-VILLA WITH PANORAMIC SEA VIEW- SWIMMING POOL

For sale

Sole agent

3 800 000 €

<i>Product type</i> House	<i>Num rooms</i> 4 rooms
<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 190 m²	<i>Garden area</i> 810 m²
<i>Bedrooms</i> 3	<i>Bathrooms</i> 3
<i>Parkings</i> 3	<i>Cellar</i> 1
<i>Box</i> 3	<i>Floor</i> 2
<i>Condition</i> Very good condition	<i>View</i> Panoramic sea
<i>Exposure</i> SUD EST	<i>Ref.</i> PE_FRANCE_4P_VILLA_ROQ UEBRUNE-CAP-MARTIN

Located in the highly sought-after Hameau district, at the gates of Monaco, this magnificent property, perfectly maintained, benefits from remarkable sunshine, easy access and a panoramic sea view.

The villa is composed as follows:

- On the ground floor: a bright living/dining room, a kitchen and a guest toilet. The living rooms open onto a



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large terrace offering a superb view of the sea.

- On the lower level (-1): a laundry room and three bedrooms, two of which have their own shower room.

The exteriors, particularly well cared for, host a magnificent landscaped garden as well as a fully equipped and custom-made summer kitchen. This opens onto a pleasant dining area overlooking the swimming pool and taking full advantage of the view.

The swimming pool is bordered by a convivial relaxation area, perfectly integrated into the garden. Under the pool area there is a large garage, a bathroom with WC, a cellar and an independent area, the use of which can be adapted according to needs.

An elegant and extremely well-maintained property, offering a privileged living environment between panoramic sea view, sunshine, beautiful outdoor spaces and quality services, all just 10 minutes from Monaco.







