



ROQUEBRUNE-CAP-MARTIN - Private mansion with sea views to renov

For sale

5 300 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> +5 rooms	<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 515 m²	<i>Land area</i> 1 334 m²	<i>BOX</i> 1	<i>Condition</i> Work required
<i>View</i> Unobstructed view	<i>Exposure</i> South	<i>Ref.</i> 9623	

Located in a beautiful area of Roquebrune-Cap-Martin, offering breathtaking sea views, this spacious private mansion of over 400m² on a generous plot of more than 1330m² presents an exceptional renovation opportunity.

This project provides the flexibility to create either separate apartments or a luxurious property exceeding 500m² with the potential for around ten bedrooms, a gym, a cinema room and relaxation spaces such as a pool, a pool house and a garage.

The layout options are diverse, allowing you to tailor this investment to your preferences.

A preliminary layout project has been developed, proposing the arrangement of living spaces on the garden level (reception area, living room, dining room, kitchen), and the creation of 7 suites, inclusive of a spacious principal bedroom with two bathrooms, spread out over 3 floors and served by an elevator. The two lower levels could be dedicated to a caretaker's apartment, a gym room, a laundry room (etc).



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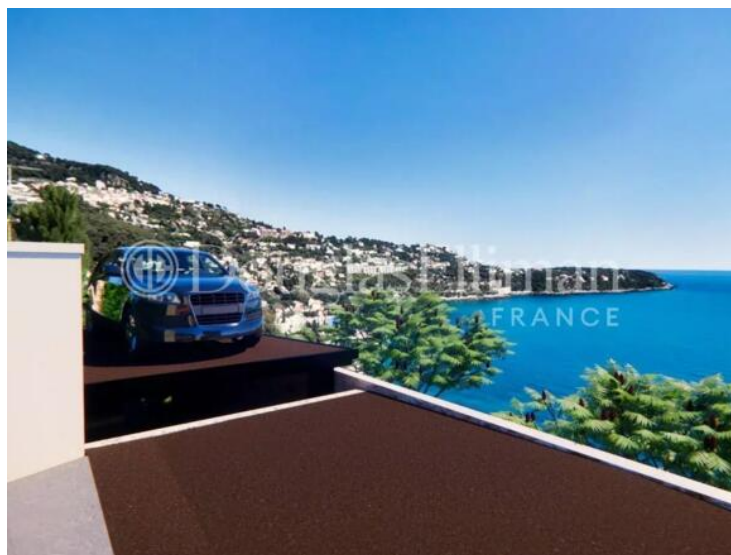
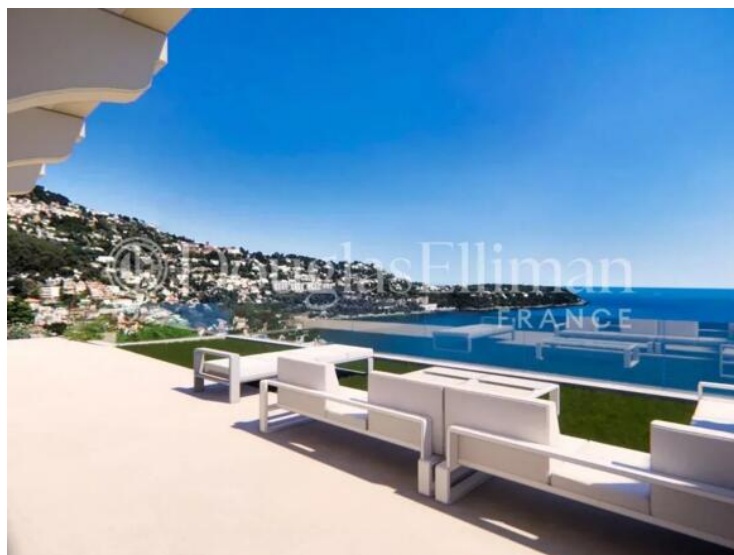
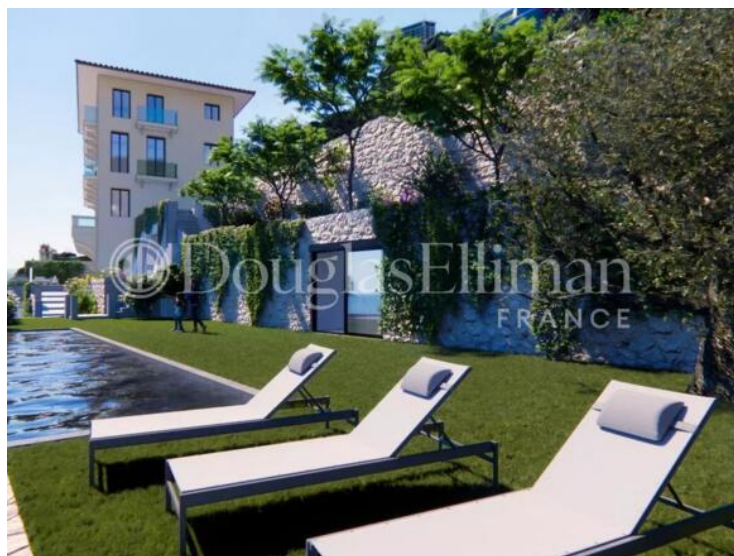
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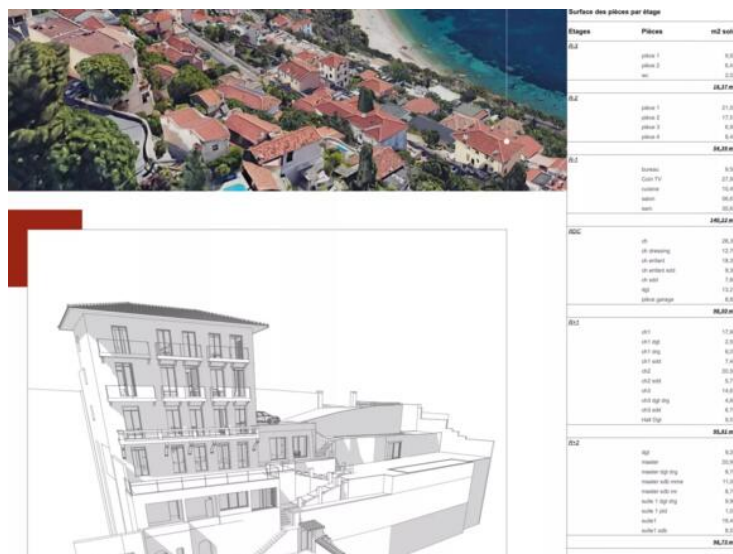
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The project also envisions the construction of a closed garage, a swimming pool and a pool house.

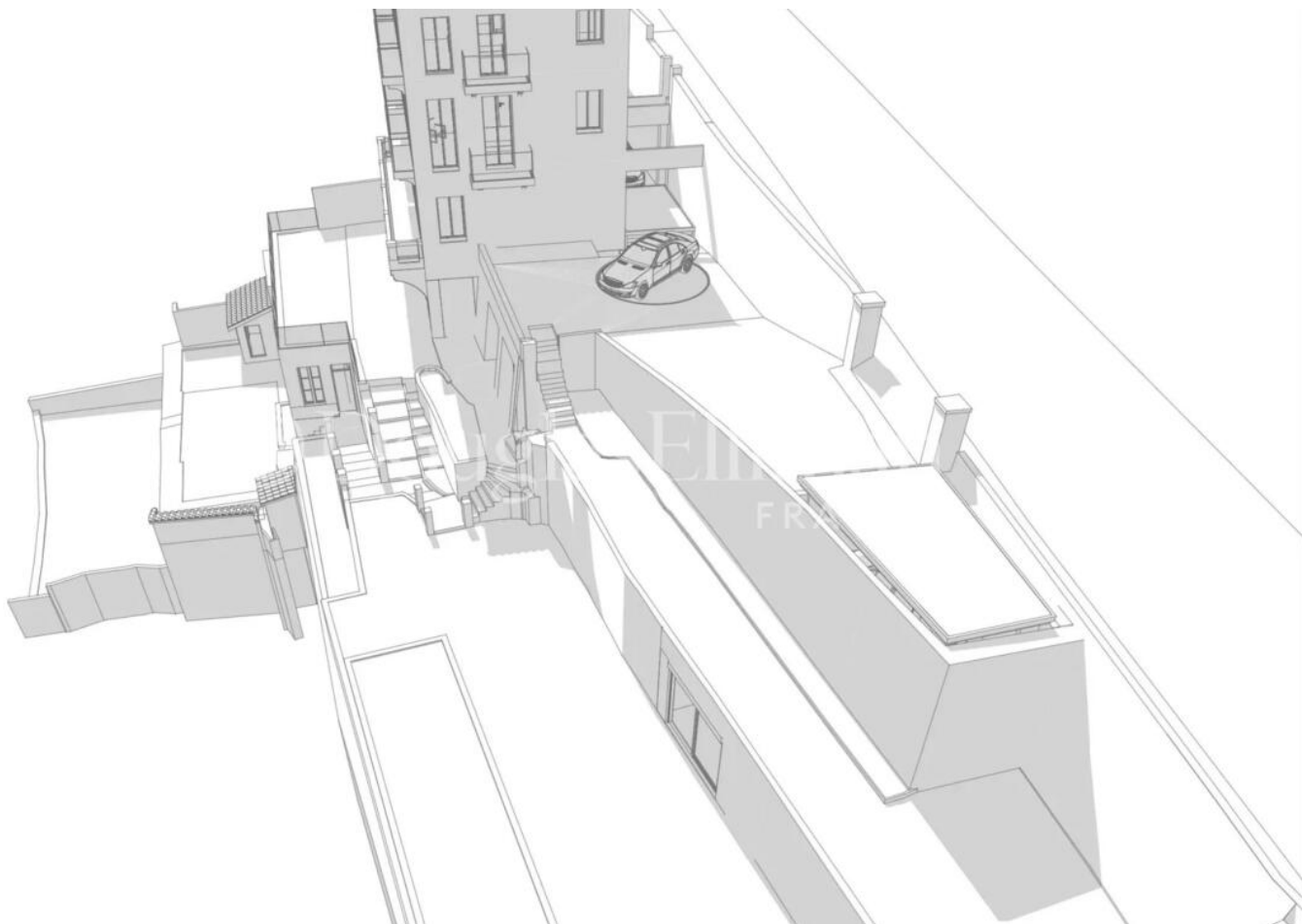
The villa is sold in its current state, with an ongoing building permit application.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr





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Consommations énergétiques

