



Roquebrune, close to Monaco, panoramic views

For sale

9 950 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 18
<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 852 m²	<i>Terrace area</i> 581 m²
<i>Land area</i> 2 680 m²	<i>Total area</i> 4 113 m²
<i>Bedrooms</i> +5	<i>Bathrooms</i> +5
<i>Parkings</i> +5	<i>Cellars</i> 3
<i>Box</i> +5	<i>Condition</i> Luxurious services
<i>View</i> Panoramic sea view	<i>Exposure</i> Triple exposure East, South and West
<i>Release date</i> Available	<i>Ref.</i> HP-RCM222

EXCEPTIONAL ESTATE AT THE GATES OF MONACO, CONSISTS OF A MASTER VILLA WITH SWIMMING POOL, A GUEST VILLA WITH SWIMMING POOL AND A CARETAKER'S HOUSE. PANORAMIC SEA VIEWS

Superb and luxurious estate in Roquebrune in perfect condition, marble floors, air conditioning, lovely landscaped garden, 2 swimming pools including a heated one, garages for 3/4 cars and covered parking for



5/6 cars.

Composed as follows:

A 50 sqm **caretaker's house**;

A **master villa** on 3 levels of 538 sqm - 313 sqm of terraces with elevator: entrance, a lounge, reception room, dining room, office, library, 5 bedrooms, 5 bathrooms, large equipped kitchen, laundry, wine cellar, room, guest toilet, storage, storage, terraces overlooking garden and pool with toilet and dressing room.

A **guest villa** of 207 sqm + 229 sqm terrace and garden with swimming pool, large living room, 3 bedrooms, 3 bathrooms, office room, equipped kitchen, guest toilets, and on the ground floor a **1-bedroom independent flat** of 23 sqm + 39 sqm terrace with equipped kitchen and a 33 sqm **studio**.







