



## Contemporary villa with pool and sea views

For sale

5 125 000 €

|                                                |                                                |
|------------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i><br><b>6</b>                   |
| <i>City</i><br><b>Roquebrune-Cap-Martin</b>    | <i>Country</i><br><b>France</b>                |
| <i>Living area</i><br><b>200 m<sup>2</sup></b> | <i>Land area</i><br><b>1 115 m<sup>2</sup></b> |
| <i>Bedrooms</i><br><b>4</b>                    | <i>Bathrooms</i><br><b>4</b>                   |
| <i>Cellar</i><br><b>1</b>                      | <i>Condition</i><br><b>Very good condition</b> |
| <i>Ref.</i><br><b>VBE210033</b>                |                                                |

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The beautifully presented property of approximately 200 sq m features high quality fixtures and fittings.

The ground floor features a spacious reception room and a fitted American kitchen, opening onto the garden and pool area, and the principal bedroom.

On the first floor there are three further en suite bedrooms, an office, laundry room and a balcony.

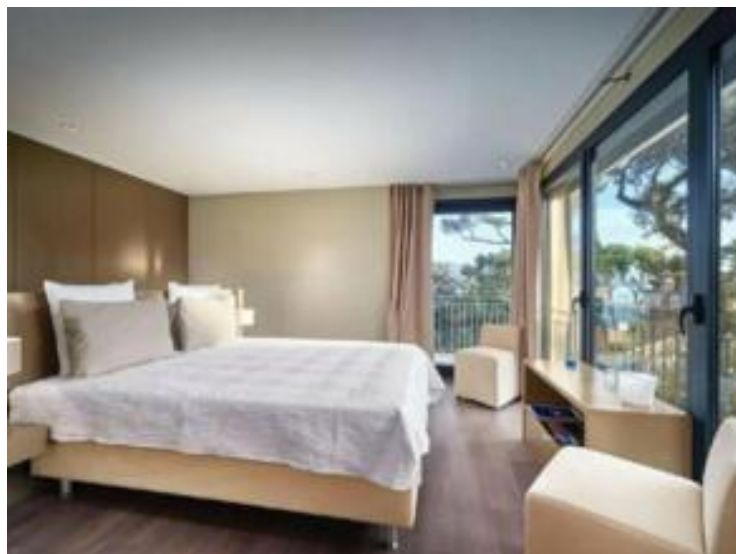


The grounds of approximately 1,115 sq m feature a superb heated swimming pool with solarium and three parking spaces.

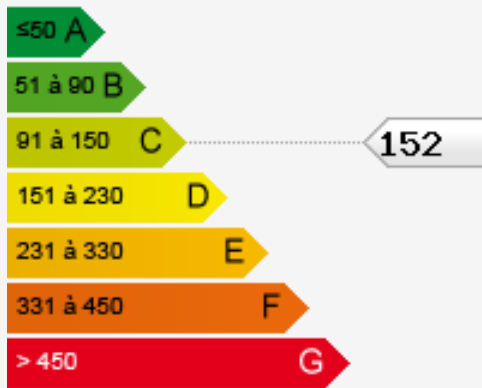
An electric entrance gate, security cameras and a perimeter alarm system complete this superb property.







### Consommations énergétiques



### Émissions de gaz à effet de serre

