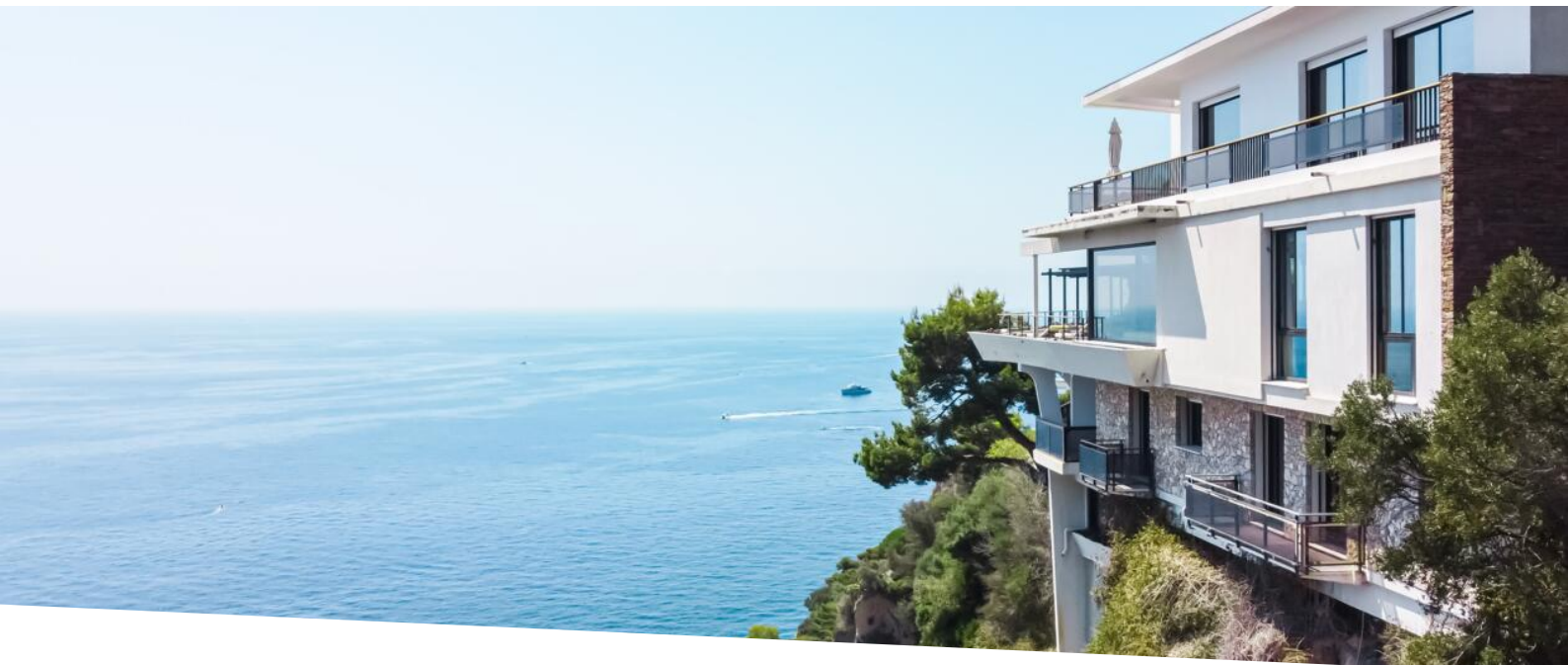




ROQUEBRUNE CAP MARTIN - VILLA OVERLOOKING THE MEDITERRANEAN SEA

For sale

8 500 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 10	<i>District</i> Cabbe-Saint Roman	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 639 m²	<i>Bedrooms</i> +5	<i>Bathrooms</i> +5
<i>Parkings</i> 5	<i>Condition</i> Luxurious services	<i>Ref.</i> VF1510	

Located on the western slopes of Roquebrune Cap Martin, at the gateway to the Principality of Monaco. This villa overlooks the Mediterranean and its beaches, offering panoramic views of the sea and Cap Martin. With 650 sqm of living space and numerous terraces, it represents a rare opportunity for Côte d'Azur lovers looking for an exceptional property. The villa is nestled into the side of a cliff, in a peaceful, secluded setting that promises a unique living experience.

The villa offers breathtaking panoramic views of Cap Martin and the old village of Roquebrune-Cap-Martin, with elegant architecture on several levels.

First level: an independent flat comprising two bedrooms, including a sumptuous master suite with dressing room, bathroom and WC, and a second bedroom with wardrobe, shower room and WC. A vast living room with open-plan kitchen opens onto a terrace with sea views.

Second level: This level is dedicated to relaxation and well-being, with a large sea-view terrace, a heated



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Page
1/4

Ref. : VF1510

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swimming pool, a summer kitchen, a sauna, a pool house and a jacuzzi. There is also a living room of over 100 sqm with panoramic bay windows, a kitchen, a double lounge, an office and a toilet. Direct access to this area by lift or staircase.

Third level: Three spacious bedrooms, each with en suite bathroom and WC, a laundry room, an ironing room and direct access to the caretaker's bedroom, also with en suite bathroom. A terrace leads to the caretaker's private area.

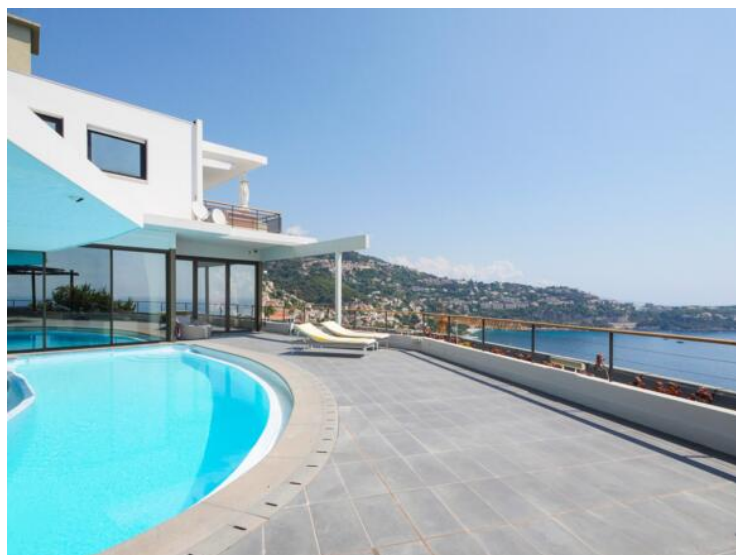
Stairs lead up to an independent guest flat, comprising a living room, three bedrooms, an en suite bathroom, a shower room and a balcony with sea views.

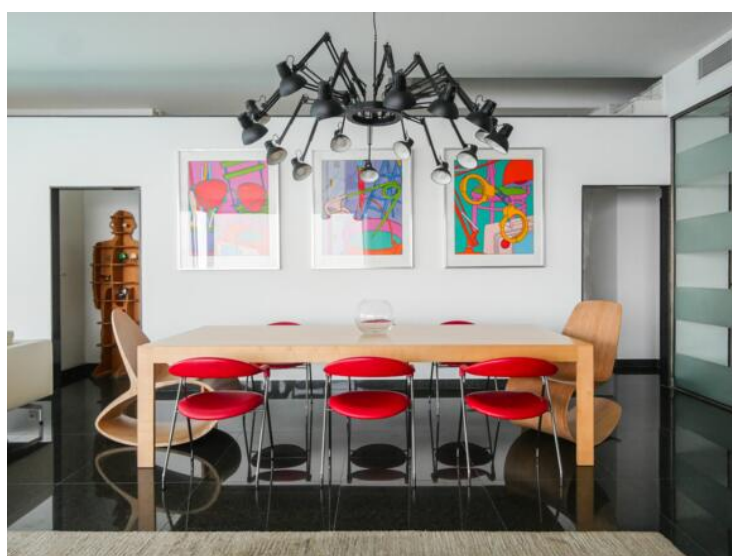
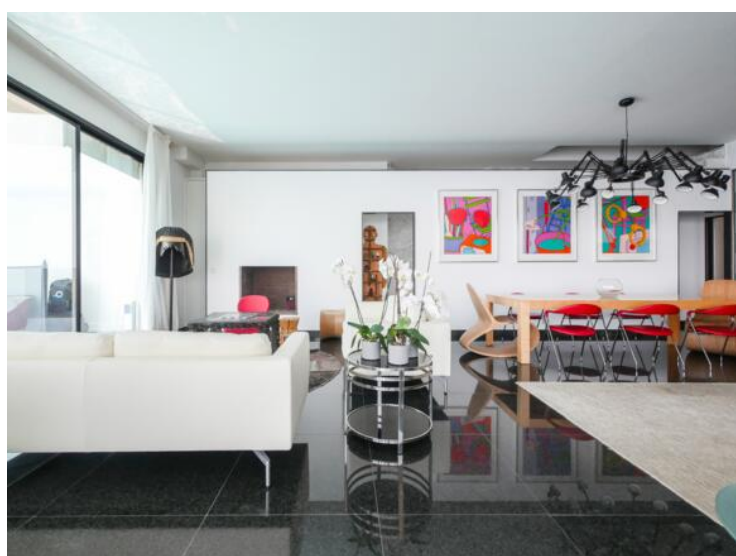
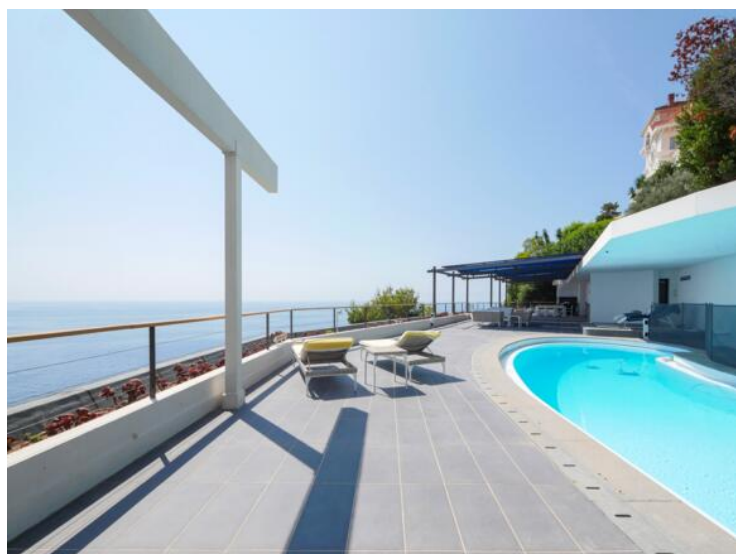
Fourth level: A large games room completes this exceptional property.

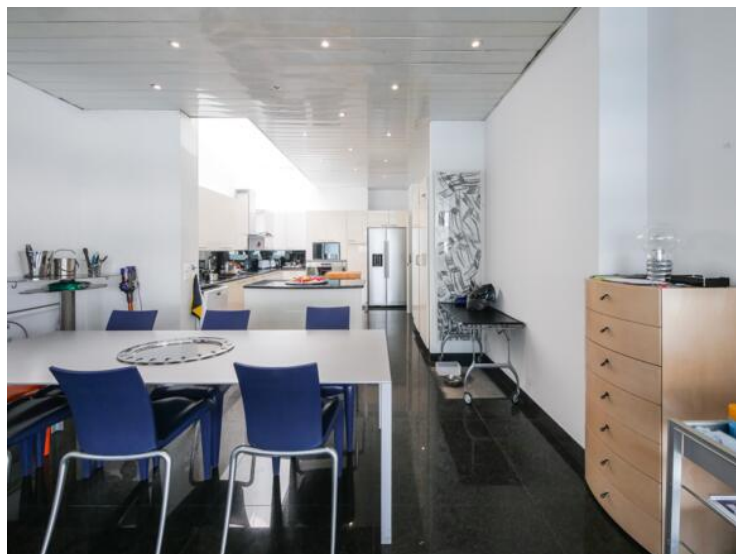
Five parking spaces are also available, offering unrivalled living comfort.

Agency fees are payable by the vendor.

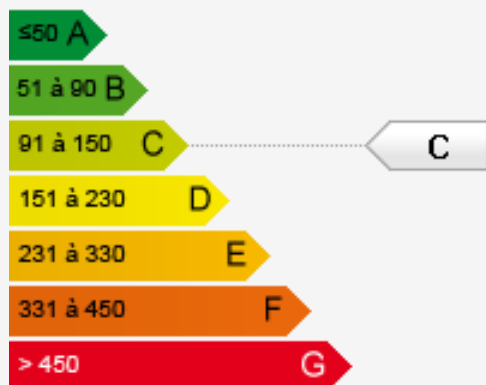
The property is subject to a survey of natural risks and pollution, which can be viewed on the Géorisques website: <https://georisques.gouv.fr/>







Consommations énergétiques



Émissions de gaz à effet de serre

