

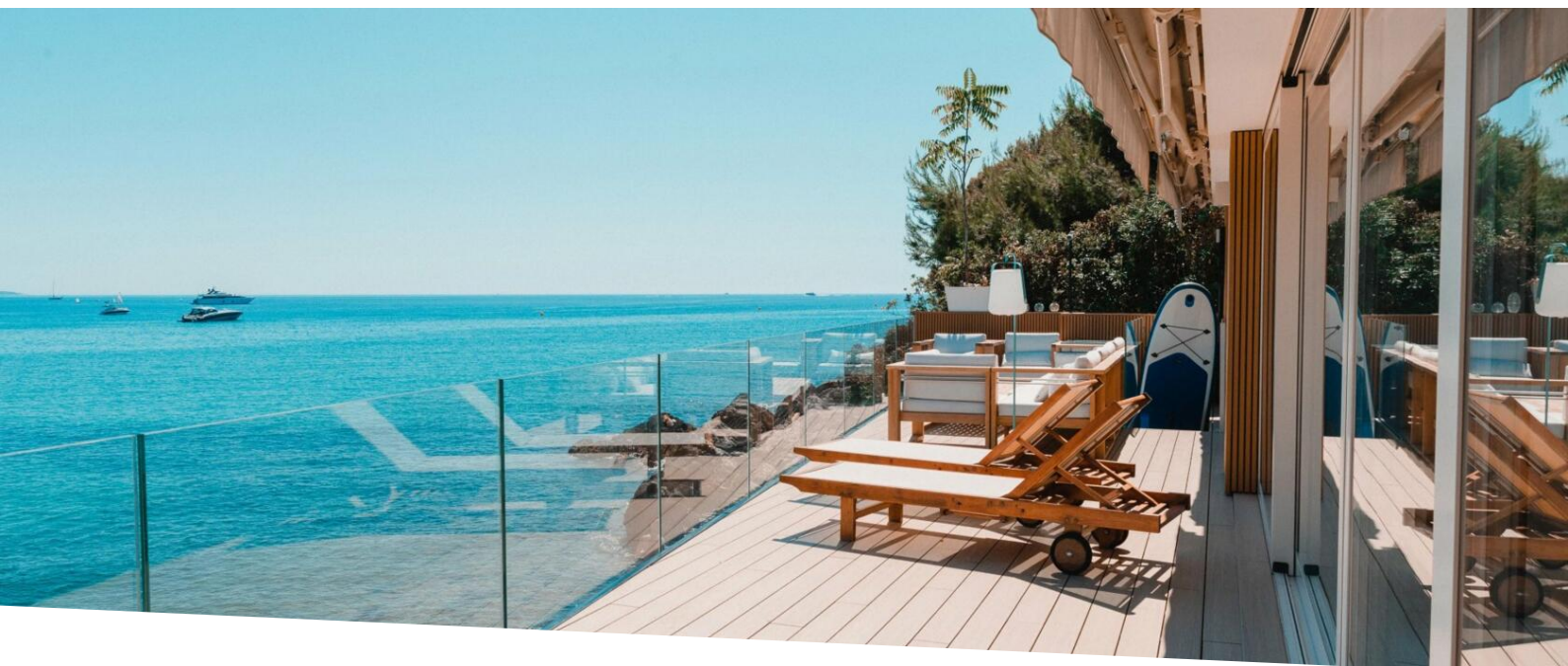


WALDHOF REAL ESTATE

Waldhof Real Estate

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Waterfront Property with Direct Sea Access

For sale

8 900 000 €

Product type House	Num rooms +5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 355 m²	Land area 999 m²	Bedrooms 4	Bathrooms 5
Ref. 7305504			

Located on the beloved half-island of Cap Martin, just 5 km drive from Monaco or 10 minutes by car from the vibrant principality and tax haven, this magnificent villa relies on an open floor plan with all of its 355 m2 of living space on a single level, allowing it to really capture the light, sea breezes, and the gorgeous blues of the sea and sky.

Fully renovated and tastefully decorated, the villa has excellent amenities such as:

- An open-plan kitchen with stunning views of the Mediterranean sea.
- A private garden.
- A superb terrace with a solarium and direct access to a platform leading into the sea.
- 1 master bedroom with its en-suite bathroom with bath and double showers and a walk-in dressing room.
- 1 bedroom with walk-in dressing and en-suite bathroom with double shower showers.
- 2 bedrooms with dressings and en-suite bathrooms for each of them offering direct access into the garden.
- A laundry room with a single bed room and en-suite bathroom for staff, offering a 5th bedroom.
- An office/bedroom for an additional child, for up to 6 bedrooms.

The exteriors of the house:

- Outdoor parking for three vehicles.



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Page
1/4

Ref. : 7305504

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- A garden with a play area for children.
- A generous teak deck overlooking the sea.
- A direct access to the sea with a small platform to slip into the water,
- A shower and water toy storage is also present to be able to rinse off after swimming in the sea.

A rare opportunity to own a true waterfront property with direct sea access !

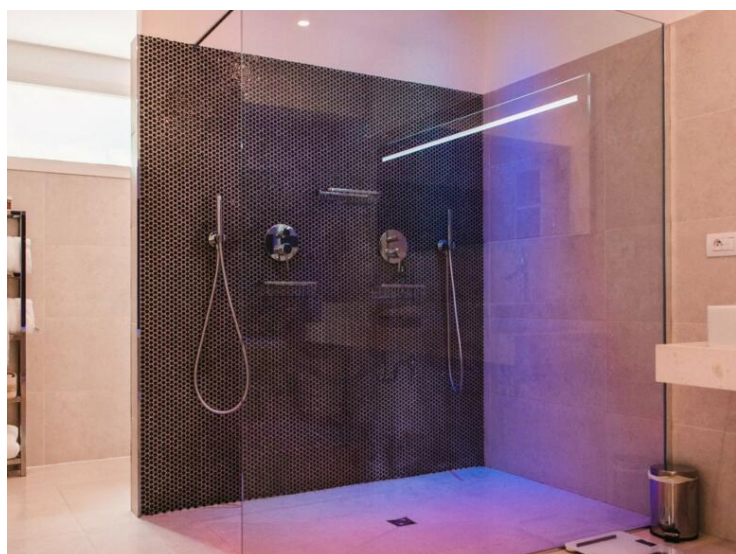
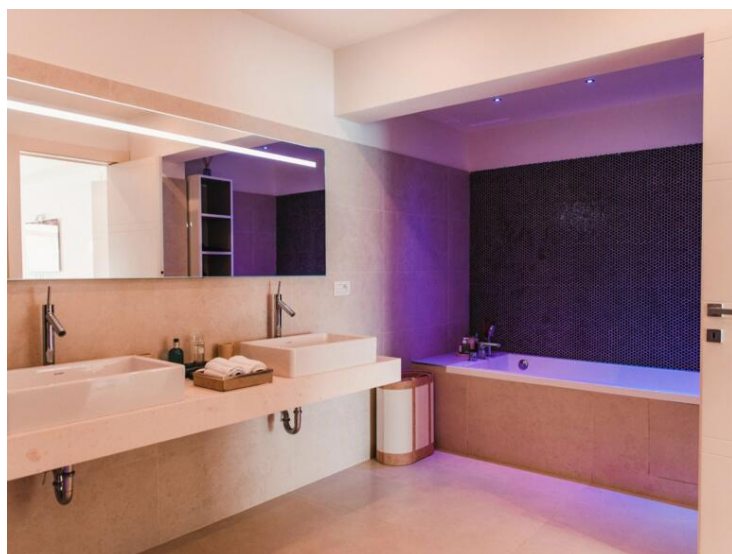
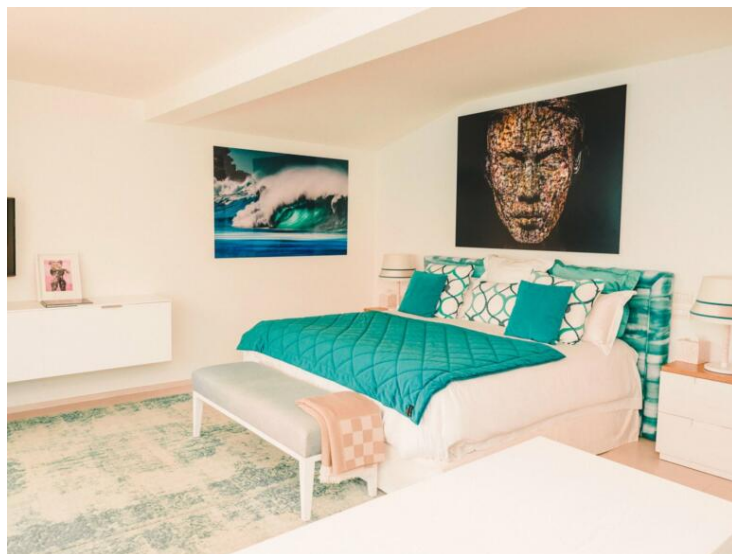
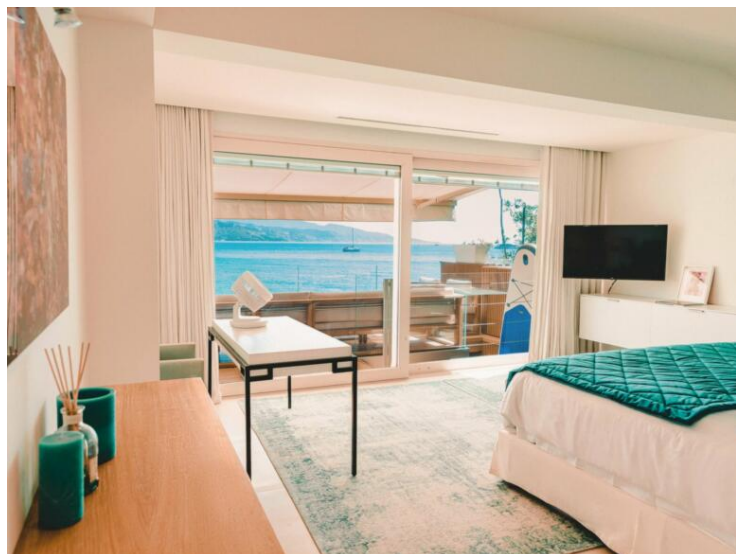




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Page
3/4

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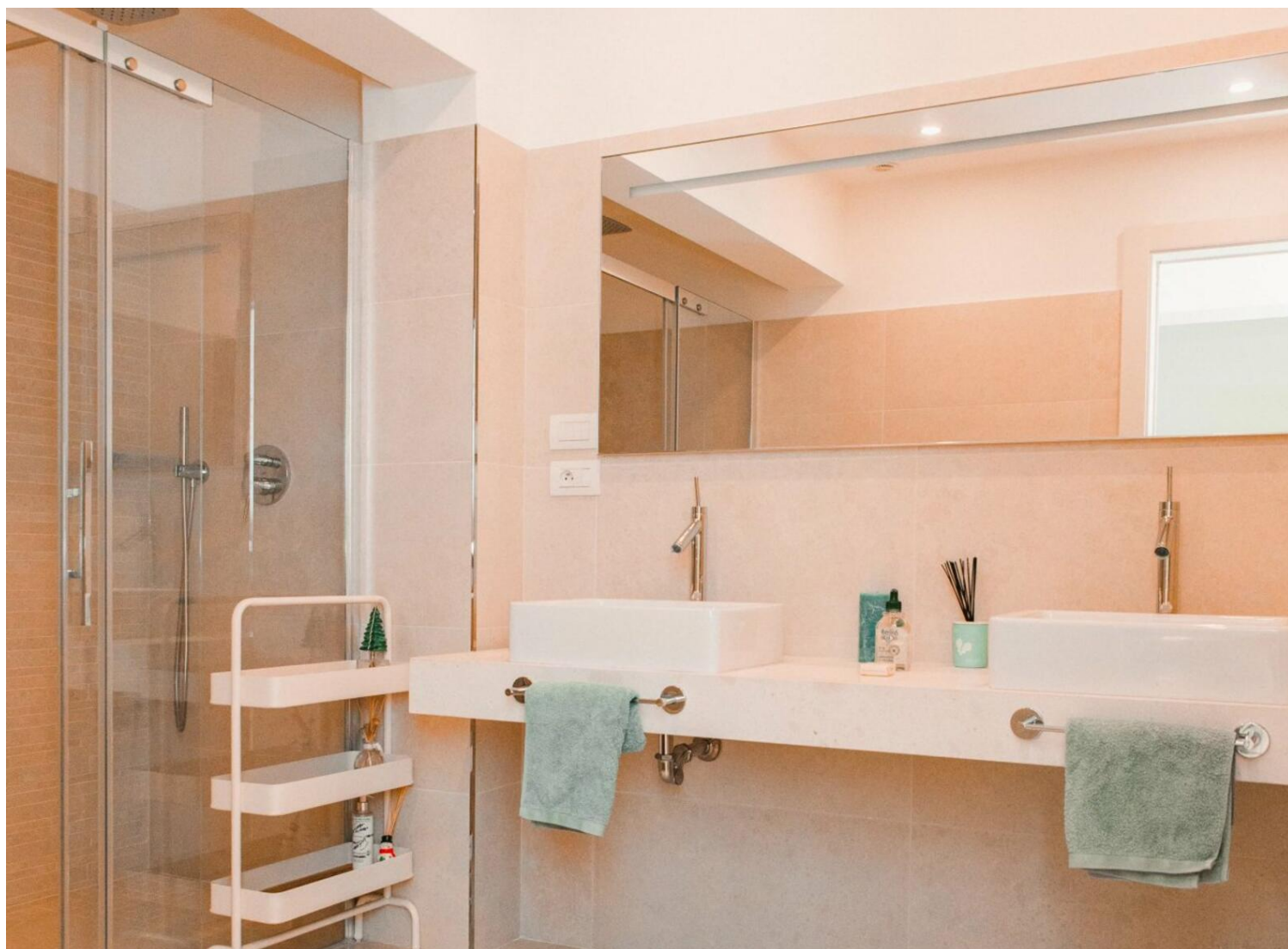
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Page
4/4

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