



Roquebrune Cap Martin - Villa 180 m2 near Monaco panoramic sea v

For sale

3 900 000 €

<i>Product type</i> House	<i>Num rooms</i> 5 rooms	<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 178,78 m²	<i>Terrace area</i> 128,60 m²	<i>Land area</i> 600 m²	<i>Total area</i> 307,38 m²
<i>Bedrooms</i> 5	<i>Bathrooms</i> 3	<i>Ref.</i> 6130861	

Roquebrune Cap Martin, at the gateway to Monaco, south-facing, in a dominant position, with uninterrupted sea and Monaco views from every room, luminous main villa of 180 m2, refurbished using top-of-the-range quality materials, large terraces, and two converted outbuildings with terraces, dedicated to guests or staff, magnificent grounds of 600 m2 planted with numerous Mediterranean species.

The villa comprises a beautifully decorated ground-floor living room, dining room, separate fitted kitchen, utility room and guest toilet. Upstairs, a 22 m2 master bedroom with balcony, shower room, hammam, dressing room, two further bedrooms and bathroom.

Summer kitchen and a total of 155 m2 of terraces.

Possibility of creating a 4-car garage, direct lift to the villa and infinity pool.

Fees payable by the vendor.



ENERGY CLASS: B (109) CLIMATE CLASS: A (3) ECD established on 13/4/2024

Estimated average annual energy costs for standard use, based on energy prices for 2021 of between euros1,220 and euros1,650.

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











Diagnostic de Performances Énergétiques

