



## Roquebrune Cap Martin - Contemporary villa on 1500 m2 of land

For sale

1 995 000 €

Product type <b>House</b>	Num rooms <b>+5 rooms</b>	City <b>Roquebrune-Cap-Martin</b>	Country <b>France</b>
Living area <b>148 m<sup>2</sup></b>	Terrace area <b>140 m<sup>2</sup></b>	Land area <b>1 500 m<sup>2</sup></b>	Total area <b>304 m<sup>2</sup></b>
Bedrooms <b>2</b>	Bathrooms <b>2</b>	Box <b>1</b>	Ref. <b>83488153</b>

Roquebrune Cap Martin, just 10 minutes from Monaco, in the Hameau area, in absolute peace and quiet, with spectacular 180° views of the sea, Cap Martin and the tip of Italy, spacious contemporary villa of 148 m2 (and basement of 156 m2 with garage), triple aspect for maximum light, built on a flat plot of 1,500 m2 with parking. Built in 2005 to anti-seismic standards, with crawl space and the possibility of installing a lift. The villa, with its many bay windows and terraces, features an original entrance hall, a spacious living room opening onto multiple terraces, a fully-equipped kitchen, a master bedroom with dressing room and en suite shower room, and a guest toilet. Upstairs, a large bedroom with en suite shower room and WC. The 100 m<sup>2</sup> garden level is used as a storeroom, garage, cellar and home cinema. The property includes large terraces, a garage and parking spaces.

A 5-minute walk from the village of Roquebrune.

Spring water

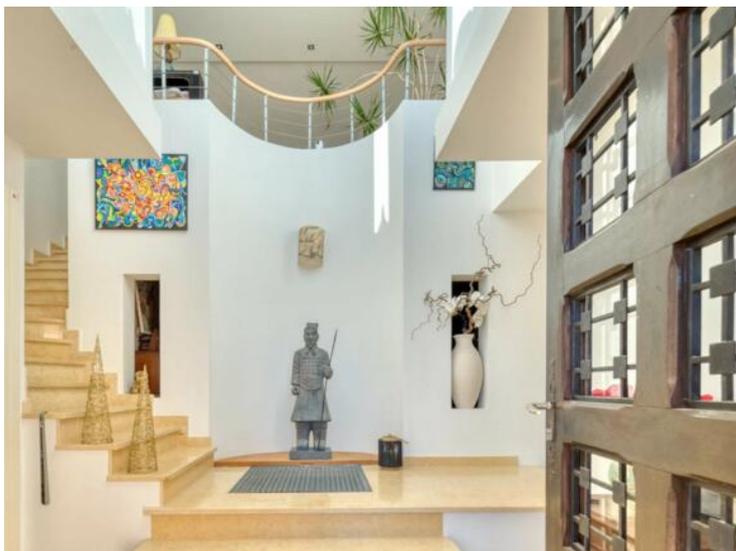
Fees charge seller



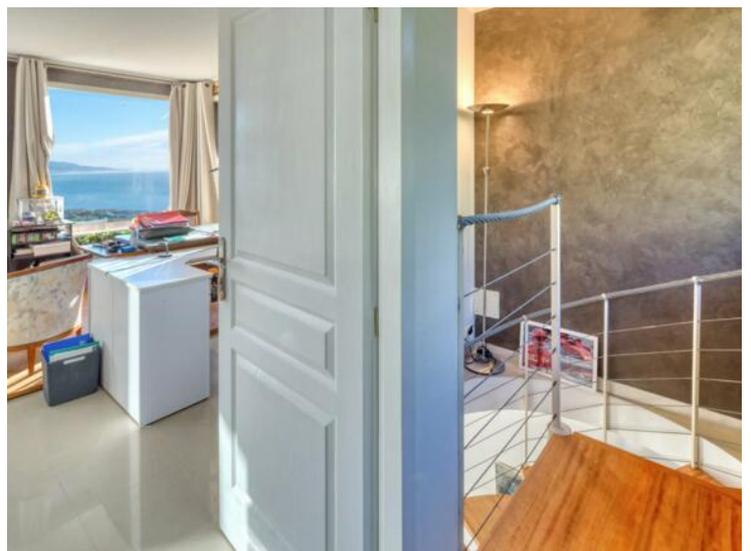
Property tax: 2 600 euros/year

ENERGY CLASS: 135 C CLIMATE CLASS: 29 C ECD drawn up on November, 20th 2023 Estimated average annual energy costs for standard use, based on energy prices for 2021 of between euros1,379 and euros1,865.

Information on the risks to which this property is exposed is available on the Géorisques website [georisques.gouv.fr](http://georisques.gouv.fr)













### Diagnostic de Performances Énergétiques

