



SOLE AGENT - Roquebrune Cap Martin - Renovated Villa 200 sqm, 1,

For sale

Sole agent

4 495 000 €

Product type House	Num rooms 5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 200 m²	Land area 1 598 m²	Bedrooms 4	Bathrooms 4
Parking 1	Ref. 84907063		

SOLE AGENT - Located in the sought-after residential area of Le Hameau in Roquebrune Cap Martin, this charming and bright 200 sqm villa is a true haven of peace, just a few minutes from Monaco and all amenities. South-facing and in a dominant position, this property offers breathtaking views of the surroundings and is set on a wooded plot of 1,598 sqm, including several parking spaces.

The villa spans two levels and consists of a welcoming entrance, a spacious and light-filled living room, a fully equipped kitchen with a wine cellar. Upstairs, there are four en-suite bedrooms, including a master suite with underfloor heating, providing comfort and privacy for its occupants.

Features include an electric gate, intercom, air conditioning, double glazing, a video surveillance system, and high-quality materials such as marble. The gym located above the pool offers stunning views of the sea and the pool. A large terrace, perfect for barbecues, adds to the appeal of this property. The absolute tranquility and high-quality neighborhood make this villa an exceptional place to live.

Energy Rating: C (108) Climate Rating: B (9)



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Page
1/7

Ref. : 84907063

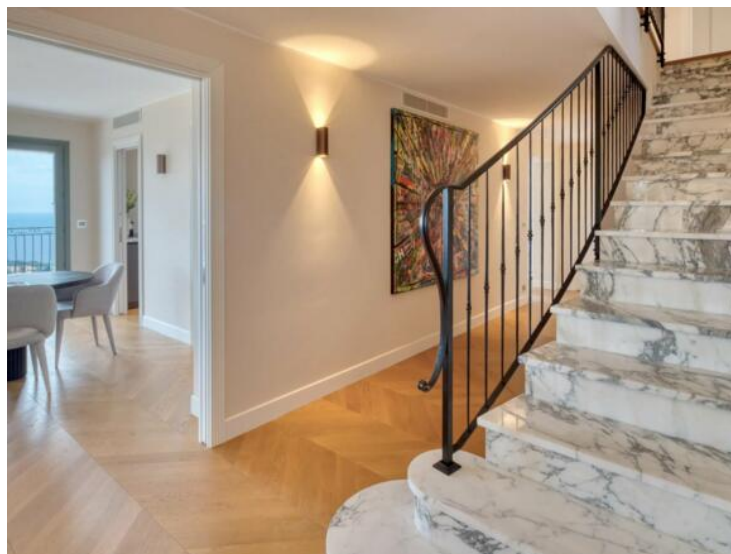
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Fees charge seller.

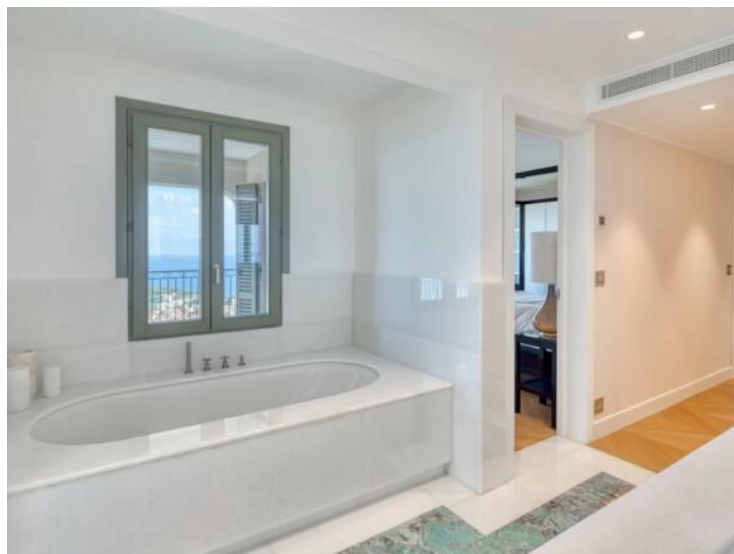
Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr

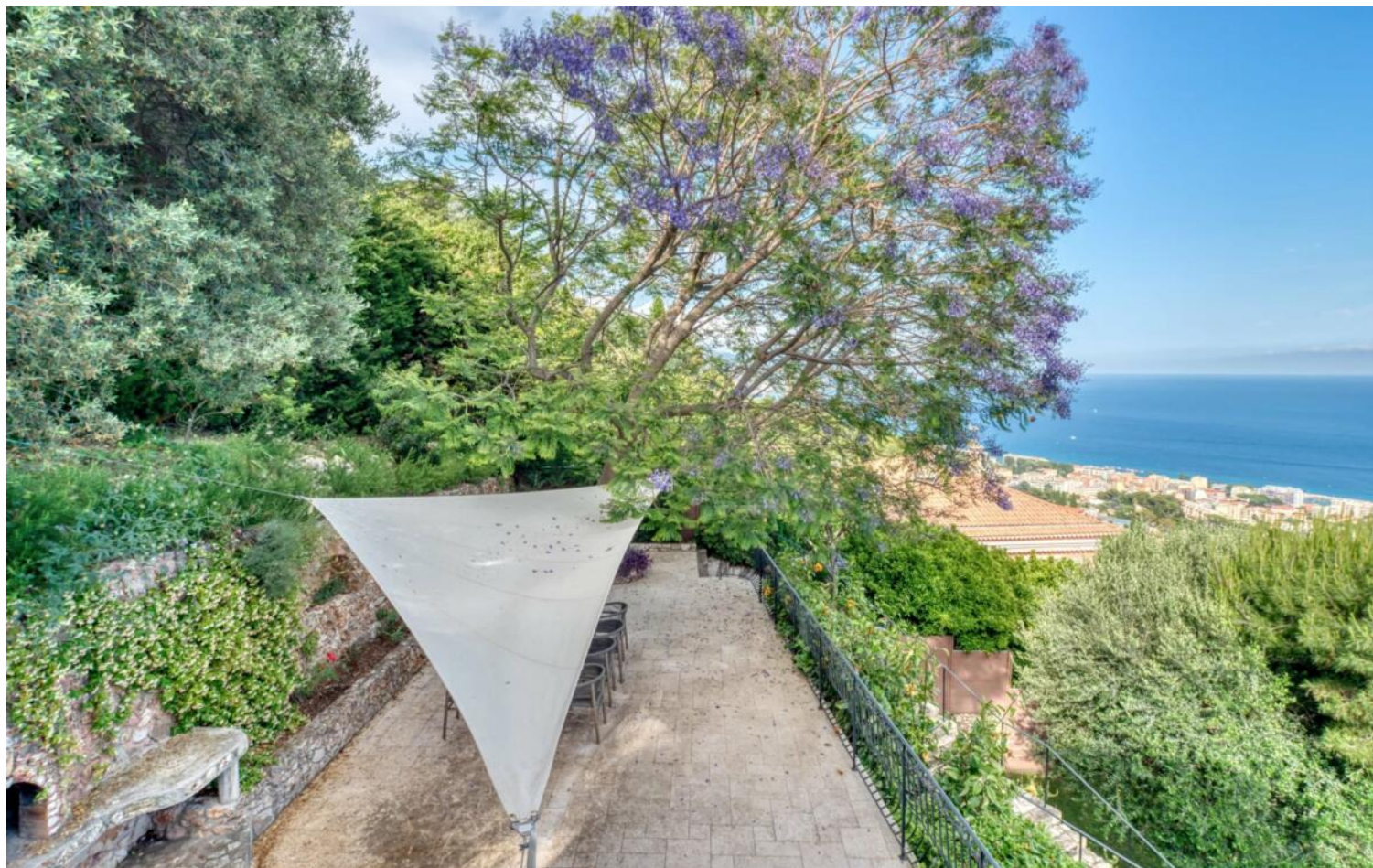




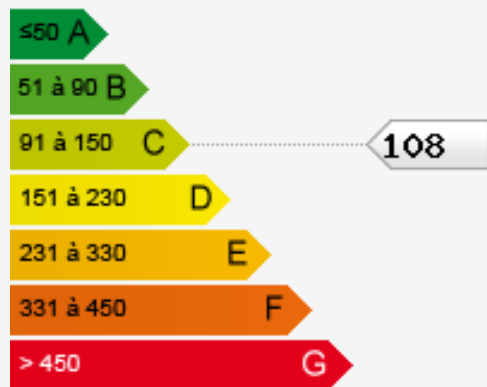








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