



For sale

4 800 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>District</i> <b>Village-Cros de Caste-Coupiere-Mont Gros</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>268 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>4</b>
<i>Parkings</i> <b>3</b>	<i>Condition</i> <b>Luxurious services</b>
<i>View</i> <b>Panoramic sea view</b>	<i>Exposure</i> <b>South West</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>VF1554</b>

Luxurious villa with swimming pool and landscaped garden located in a sought-after area near Cap Martin and close to Monaco.

Located in the Hameau district of Roquebrune Cap Martin, this exceptional fully renovated villa offers luxurious features over three levels, sheltered from view.

Each floor benefits from its own south-facing terrace, ensuring optimal sunlight throughout the day and offering unobstructed sea views.

The first level features a bright living room with fireplace, two en-suite bedrooms with shower rooms, an office/walk-in closet, and a guest toilet.

The garden level offers a welcoming dining room and a spacious kitchen, a master bedroom with



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bathroom/shower, an en-suite bedroom, a laundry room/walk-in closet, and the technical room. This level also has its own independent entrance.

An independent apartment completes the property, including a living/dining area, kitchen, and a shower room with toilet.

The villa is fully air-conditioned.

The 1408 sqm landscaped garden features a heated saltwater pool.  
Parking for several vehicles is available.

Agency fees are payable by the seller unless otherwise specified in the mandate.

Diagnostics are in progress.

The property is not subject to co-ownership regulations.

This property is subject to a risk and pollution report, available on the Géorisques website:  
<https://georisques.gouv.fr/>







