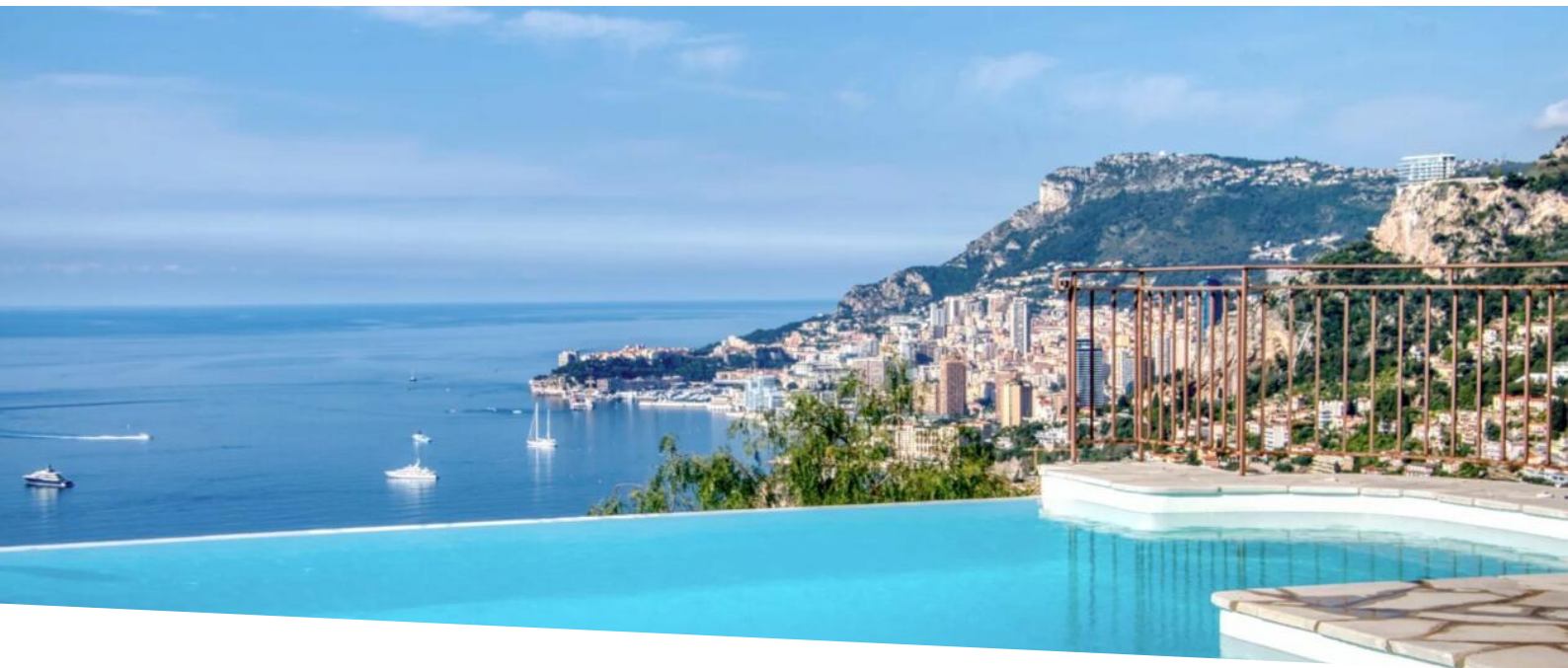




Roquebrune-Cap-Martin – Elegant Villa with Panoramic Sea Views

For sale

3 490 000 €

Product type House	Num rooms +5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 230 m²	Land area 850 m²	Bedrooms 6	Ref. 85858579

In the heart of a secure and private estate, just 20 minutes from Monaco, this exceptional villa offers a rare blend of Mediterranean charm, panoramic views, and refined living. With approximately 230 sqm of living space and set on a beautifully landscaped 850 sqm plot, the property dominates the coastline, offering a sweeping 180° vista of the sea, Cap Martin, the medieval village, and the glittering Principality.

Arranged over two independent levels, the villa comprises two separate apartments — ideal for hosting guests, accommodating extended family, or generating high-end seasonal rental income.

Bathed in natural light thanks to its triple exposure (East, South, and West), the home opens onto expansive terraces designed for al fresco dining and moments of serenity. A stunning infinity pool appears to merge seamlessly with the Mediterranean, creating an exceptional setting for relaxation or entertaining.

The property offers a host of premium features, including a spacious 40 sqm garage, with electrical installation, suitable for two vehicles and scooters, as well as additional private parking spaces within the grounds. The lush Mediterranean garden adds charm and intimacy to this already serene environment.

Inside, comfort meets innovation. The villa is equipped with reversible air conditioning, automated smart-home systems including electric shutters, and solar panels that optimize energy efficiency (Energy



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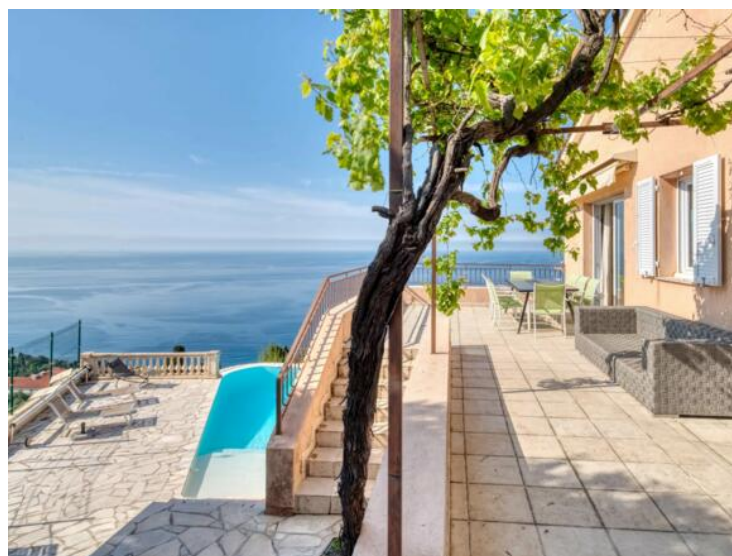
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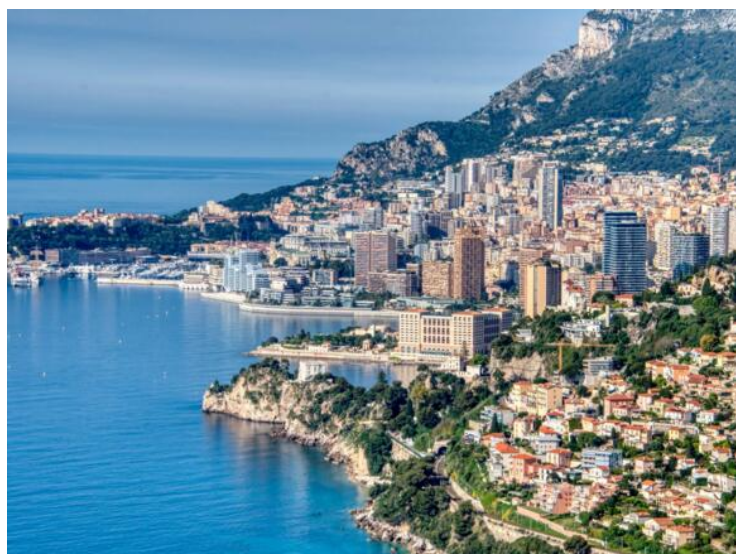
Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

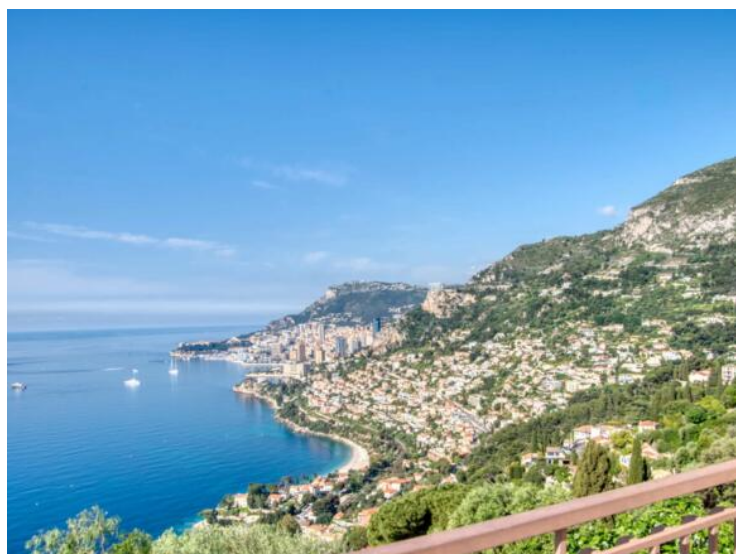
Performance Rating: C). Every element has been carefully curated to meet the expectations of the most discerning buyer.

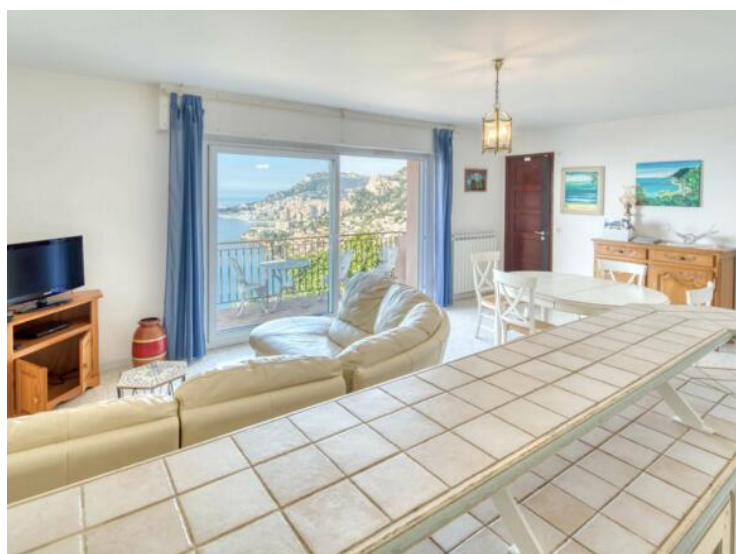
Located just a 3-minute walk from the picturesque village of Roquebrune, and within easy reach of Monaco, this unique property combines tranquility, sophistication, and proximity to the vibrant heart of the Riviera.

□□ Agency fees paid by the seller □□ Risk exposure information available on the official site: georisques.gouv.fr











Diagnostic de Performances Énergétiques

