



Fantastic Villa just 2 min. away from Monaco in a private domain

For sale

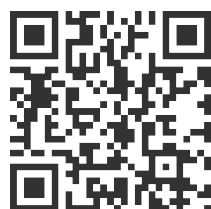
Price on request

Product type Villa	Num rooms 6	City Roquebrune-Cap-Martin	Country France
Living area 790 m²	Total area 2 500 m²	Bedrooms +5	Parkings +5
Condition Very good condition	Furnished Yes	Ref. MCR11222	

In a private and secure domain, 2 steps away from the Principality of Monaco; beautiful Californian style villa in perfect condition with a fantastic sea view over Monaco and Cap Martin. Exposed South, the main house has a living area of 790 m², built on 3 levels and benefits of 2500 m² of land. The guest house has an approximate living area of 175 m².

1. Ground level: 289 m²

- entrance hall,
- large living room,
- dining room,
- kitchen,
- small office,
- guest toilet,
- large bedroom with cupboards and bathroom with jacuzzi, and shower room,
- large bedroom with cupboards and bathroom and shower room,
- terraces 450 m².



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- Heated swimming pool.

2. First level: 122 m²

- master apartment 150 m²
 - o large living room,
 - o master bedroom
 - o dressing room,
 - o bathroom (hammam),
- terraces 360 m²
- access to roof terrace 148 m².

3. Garden level: 128 m²

- large bedroom with cupboards and bathroom and shower room,
- large bedroom with cupboards and bathroom and shower room,
- bedroom with shower room,
- laundry room,
- wine cellar,
- terrace;

4. Guest House of 140 m² with terrace.

- bedroom with cupboards and bathroom
- bedroom with cupboards and bathroom
- living room,
- dining room,
- kitchen,
- small office,

5. Service apartment 60 m².

- bedroom with cupboards and bathroom
- living room,
- kitchen,

6. Heated floors

7. Air conditions

8. Heated swimming pool.

9. Sauna

10. Garage: 3 cars.

11. Parking for 5 cars.



