



## Roquebrune Cap Martin - Cabbé - Charming villa with panoramic sea view

For sale

3 300 000 €

|                                                |                                                |
|------------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i><br><b>4 rooms</b>             |
| <i>District</i><br><b>Cabbe-Saint Roman</b>    | <i>City</i><br><b>Roquebrune-Cap-Martin</b>    |
| <i>Country</i><br><b>France</b>                | <i>Living area</i><br><b>205 m<sup>2</sup></b> |
| <i>Terrace area</i><br><b>70 m<sup>2</sup></b> | <i>Garden area</i><br><b>550 m<sup>2</sup></b> |
| <i>Total area</i><br><b>825 m<sup>2</sup></b>  | <i>Bedrooms</i><br><b>4</b>                    |
| <i>Bathroom</i><br><b>1</b>                    | <i>Box</i><br><b>1</b>                         |
| <i>Condition</i><br><b>Good condition</b>      | <i>Ref.</i><br><b>SP-FR-86092003</b>           |

Nestled in the popular residential area of Cabbé, this stunning early 20th-century villa refinably blends Victorian elegance with Mediterranean charm. It offers a breathtaking view of the Mediterranean and the Gulf of Roquebrune, in a setting that is both intimate and lush.

Built on two levels, the property is surrounded by a landscaped garden with Mediterranean species — palm trees, bougainvillea, citrus fruits and cacti — and has a swimming pool out of sight, bordered by a beautiful stone terrace.

Access to the villa is via a small pedestrian path through the garden, leading to a large shaded terrace, ideal for moments of relaxation.



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With a living area of 205 m2, it consists of:

Ground floor: bright double living room with dining area, library, fully equipped independent kitchen.

Upper floor: large master suite with bathroom, second bedroom with shower room.

Garden level: office, laundry room, and an independent studio with shower room.

A small terraced plot of land planted with citrus trees, located below, as well as a garage complete this rare property — ideal for a private vegetable garden with sea views.

There is the possibility of creating 2 additional parking spaces.









