



Roquebrune Cap Martin - Close to town hall - Beautiful renovated villa

For sale

2 800 000 €

<i>Product type</i> House	<i>Num rooms</i> 5 rooms
<i>District</i> Cabbe-Saint Roman	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 160 m²
<i>Terrace area</i> 50 m²	<i>Land area</i> 1 750 m²
<i>Total area</i> 1 750 m²	<i>Bedrooms</i> 4
<i>Bathroom</i> 1	<i>Parking</i> 1
<i>Box</i> 1	<i>Condition</i> Very good condition
<i>Ref.</i> SP-FR-86096889	

Located in Roquebrune-Cap-Martin, in the heart of the highly sought-after Cap Martin plateau, this superb villa completely renovated in 2022 seduces with its luxurious services and its privileged location, in the immediate vicinity of shops and the Principality.

Built on a plot of 1,750 m² decorated with olive and fruit trees, it benefits from a south-facing exposure and spacious access at the end of a cul-de-sac, guaranteeing absolute calm and privacy.

Spread over three levels, this property develops a living area of approximately 160 m² (250 m² in total). It



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opens on the ground floor onto a large 60 m² garage that can accommodate up to three vehicles, with direct access to the interior of the house.

The first floor offers a magnificent open-plan living space of 80 m², bathed in light, including a living room, a dining room, a fully equipped kitchen, a living room with wood stove, an office, a guest toilet, as well as a 30 m² veranda harmoniously extending the volumes to the outside.

The upper floor has four bedrooms, as well as two shower rooms with toilets, combining comfort and functionality.

The villa benefits from services such as: full air conditioning, solid oak parquet flooring in all rooms, custom-made furniture made by a carpenter, alarm system, connected videophone, electric gate and motorized garage door.

Outside, a new swimming pool is set in the heart of a partly flat garden.

A large outdoor parking of 100 m² completes this rare property, offering a peaceful living environment and a strong potential thanks to the possibility of extension.







