



ROQUEBRUNE-CAP-MARTIN – Belle Époque Villa to Renovate – Sea & Monaco Views

For sale

2 600 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 6
<i>District</i> Cap Martin	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 220 m²
<i>Terrace area</i> 61,60 m²	<i>Garden area</i> 346 m²
<i>Total area</i> 627,60 m²	<i>Bedrooms</i> +5
<i>Bathrooms</i> 4	<i>Parkings</i> 3
<i>Cellar</i> 1	<i>Condition</i> Work required
<i>View</i> Sea & Monaco View	<i>Exposure</i> South
<i>Ref.</i> HP-VVLRMC	

Just 5 minutes from Monaco, this south-facing Belle Époque villa offers panoramic views of the sea and the Principality. A rare opportunity for a full renovation in a quiet residential setting.

Located two steps from Monte-Carlo in Roquebrune-Cap-Martin, this charming south-facing Belle Époque villa



[MonteCarlo-RealEstate.com](https://montecarlo-realestate.com)

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enjoys all-day sunlight and sweeping views over the Mediterranean and Monaco.

The property requires full renovation and offers strong potential for a bespoke layout.

Current layout:**Ground floor**

- Double living room with wide bay windows facing the sea and Monaco
- Separate, fully equipped kitchen
- Functional bathroom

First floor

- Six bedrooms, two of which open onto sea-view terraces
- One full bathroom
- One shower room

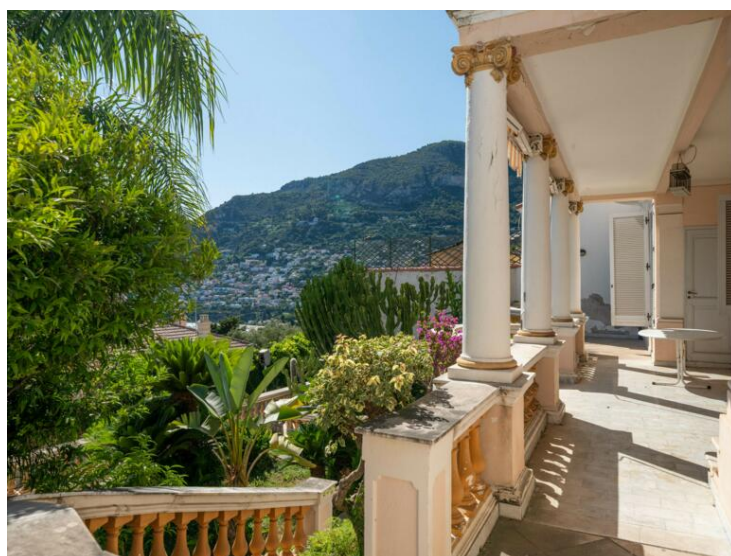
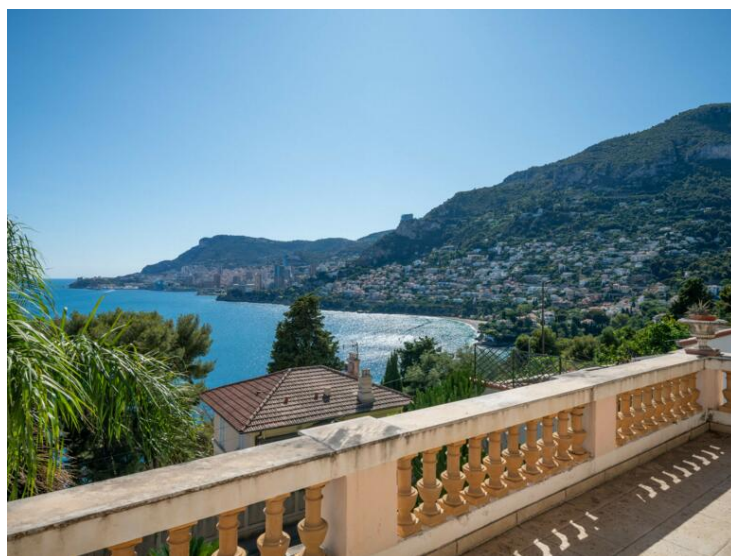
Rooftop level

- Accessed via a secondary independent entrance
- Two self-contained studios (16 and 20 sqm), ideal for guests or rental

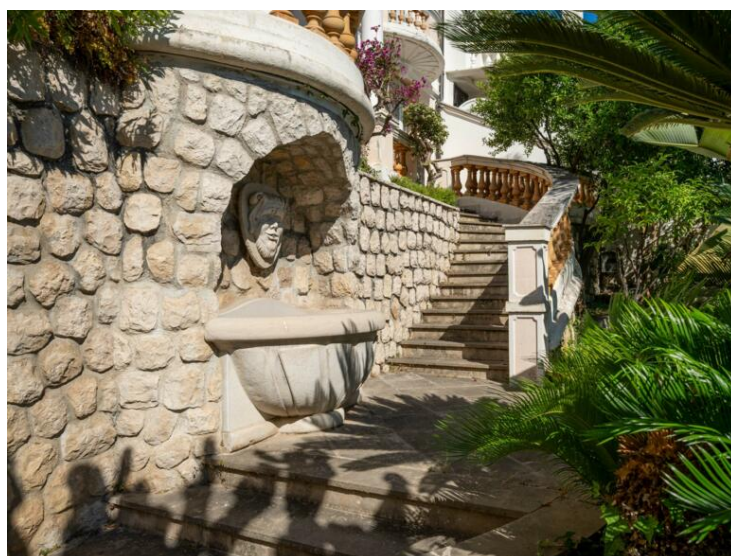
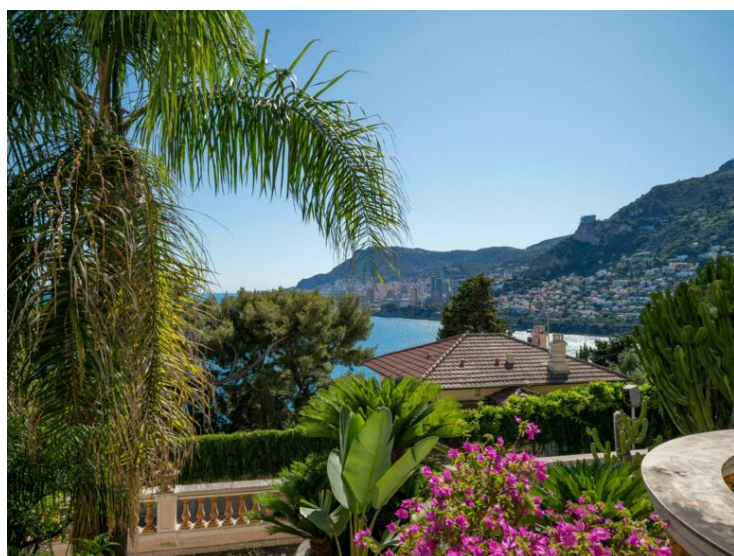
Annexes

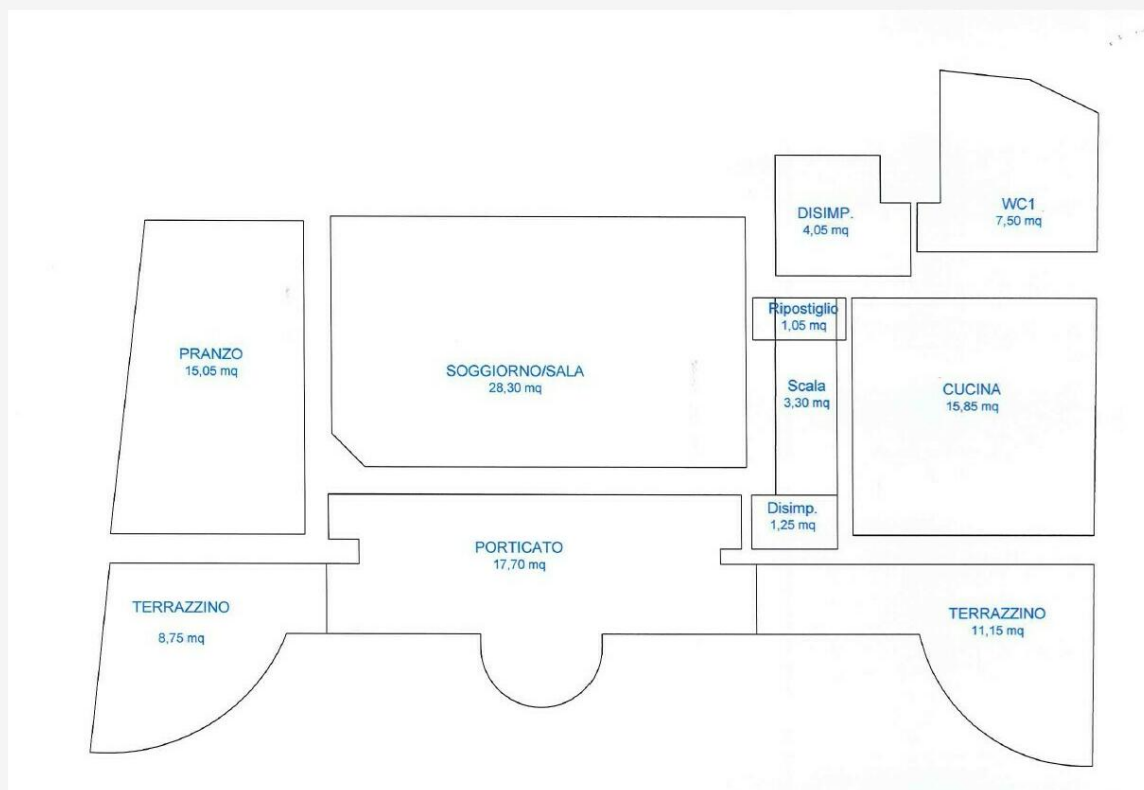
- Private garage of 44 sqm (for three vehicles)
- Storage cellar of 13.6 sqm

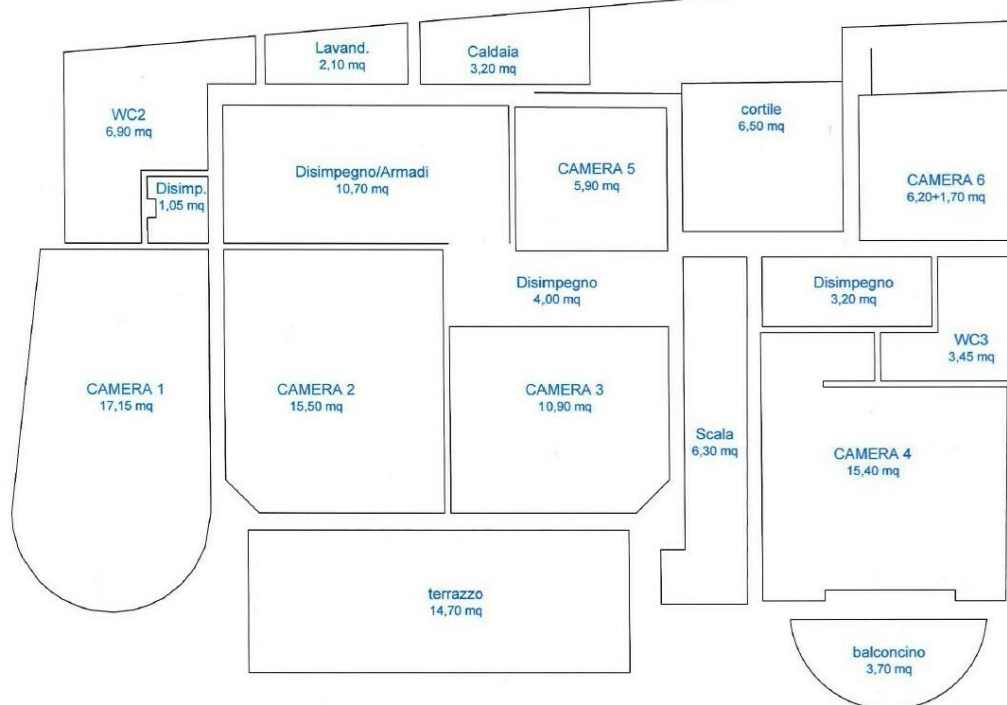












SUPERFICI PIANO SECONDO

