



## Luxury villa in the park of Roquebrune Cap Martin

For sale

Price on request

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>510 m<sup>2</sup></b>	<i>Garden area</i> <b>1 200 m<sup>2</sup></b>
<i>Total area</i> <b>1 710 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>
<i>Bathrooms</i> <b>+5</b>	<i>Parkings</i> <b>5</b>
<i>Floor</i> <b>RDC, 1, 2</b>	<i>Condition</i> <b>To refresh</b>
<i>View</i> <b>Sea</b>	<i>Exposure</i> <b>east</b>
<i>Ref.</i> <b>R70002</b>	

Located in the prestigious area of Roquebrune Cap-Martin, one of the most beautiful and sought after on the French Riviera, this three-storey detached villa offers breathtaking views of the Mediterranean Sea.

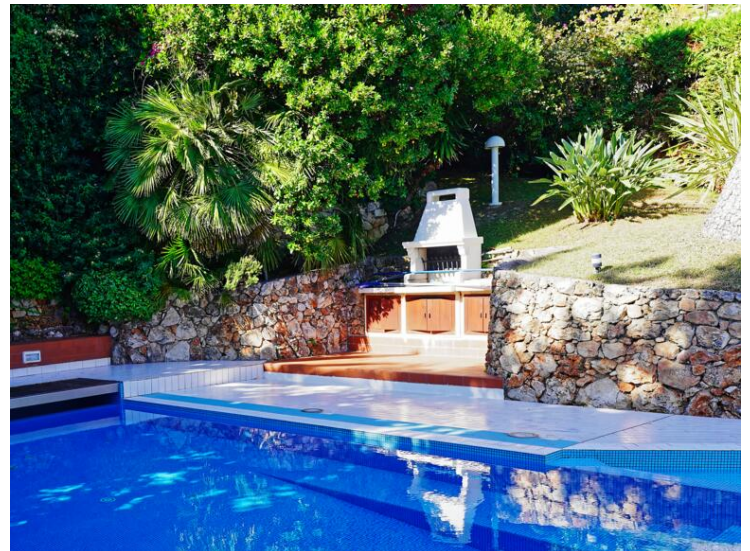
The villa is surrounded by lush vegetation, which offers not only a beautiful view, but also total privacy and absolute tranquility. The private garden is equipped with an infinity pool with waterfall.

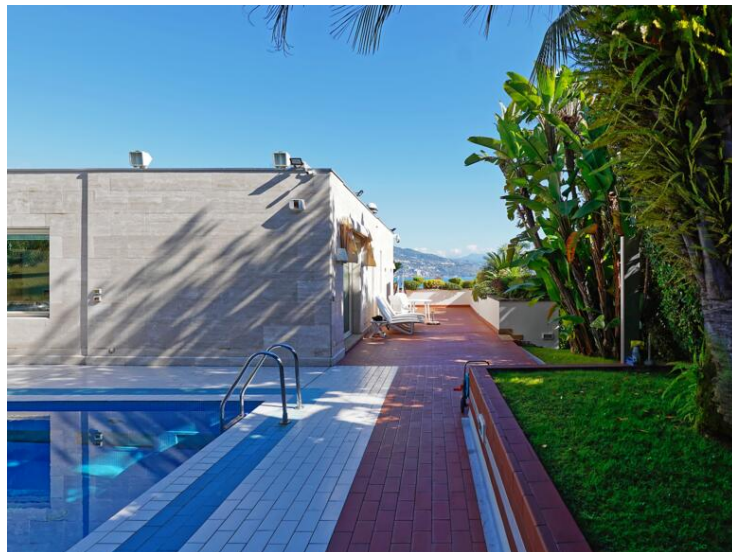
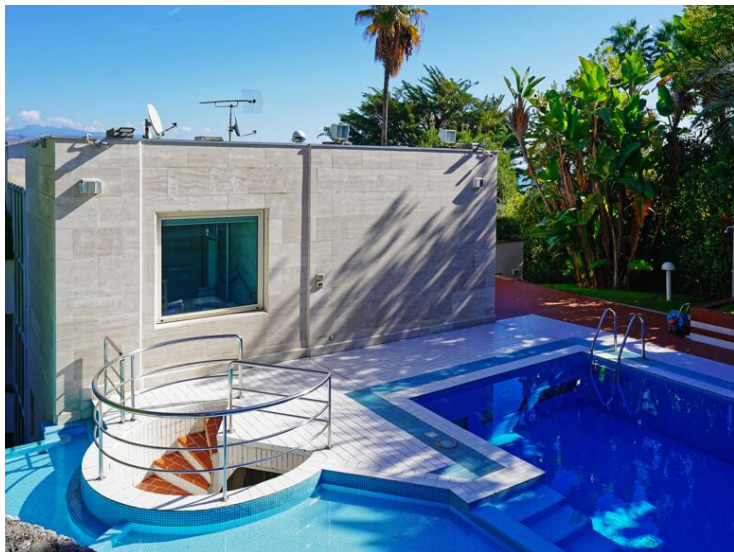
Security is ensured by a modern remote monitoring system.

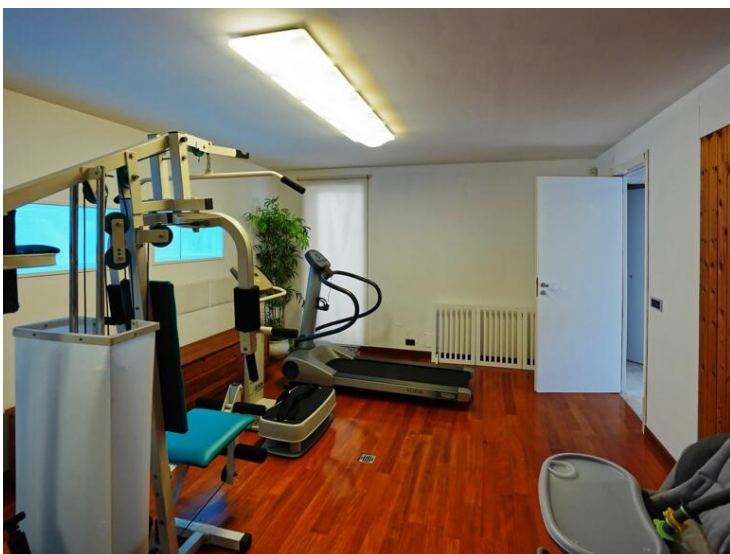
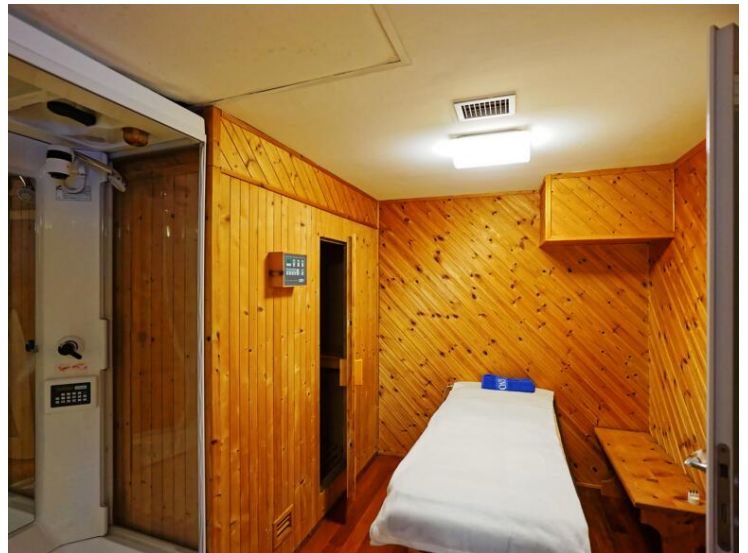
- **A living area of 510 m<sup>2</sup> spread over three levels**
- Beautiful living rooms with large bay windows offering a breathtaking sea view
- A fully equipped kitchen
- 5/6 spacious and bright rooms, some with sea view
- An apartment for the house staff, offering total autonomy
- Four stylish bathrooms



- A games room
- A lavender room
- A desk or workspace
- An equipped gym
- A sauna
- A private garden of 1200 m<sup>2</sup> with infinity pool and waterfall, and terraces to enjoy the sun and the view
- Private parking for several vehicles
- A modern security system with remote monitoring















### Diagnostic de Performances Énergétiques

