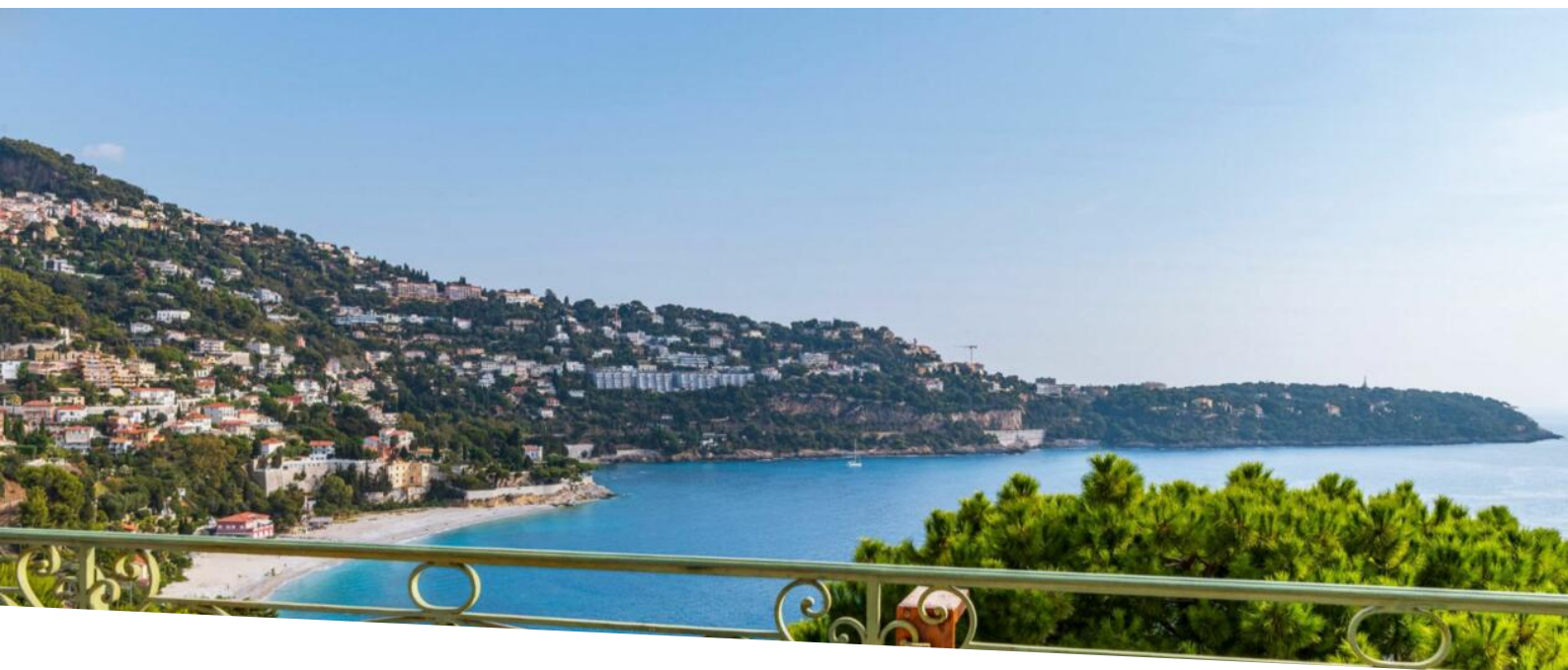




For sale

2 330 000 €

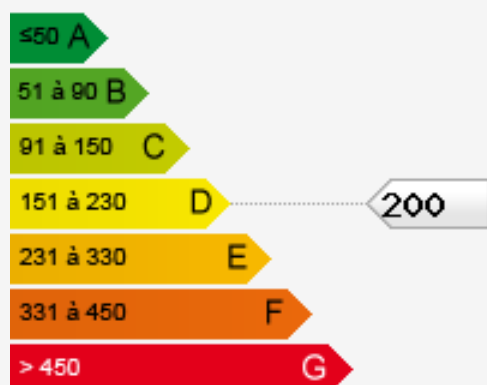
|                                         |                                       |                                      |                          |
|-----------------------------------------|---------------------------------------|--------------------------------------|--------------------------|
| Product type<br><b>House</b>            | Num rooms<br><b>+5 rooms</b>          | City<br><b>Roquebrune-Cap-Martin</b> | Country<br><b>France</b> |
| Living area<br><b>267 m<sup>2</sup></b> | Land area<br><b>633 m<sup>2</sup></b> | Bedrooms<br><b>6</b>                 | Bathrooms<br><b>4</b>    |
| Box<br><b>2</b>                         | Condition                             | Ref.<br><b>519V900502M</b>           |                          |

Beautiful period villa just a stone's throw from Monaco and the beaches, built over three levels offering a lovely panoramic view of the sea and Cap Martin. The villa is divided into three apartments, two of which are connected by a staircase, and is laid out as follows: - On the ground floor, a living room with an open-plan kitchen, two bedrooms, each room opening onto a balcony, a bathroom, and a workshop. - On the basement level (R-1), a living room, two bedrooms each with an en-suite bathroom, a separate kitchen, each room opening onto a large terrace. - On level R-2, an independent apartment opening onto a beautiful garden planted with Mediterranean species and centuries-old trees, featuring two large beds for enjoying sunny days. The apartment includes a separate kitchen, a living room, a bedroom with a shower room, and an office opening onto a large covered terrace. The property also benefits from a large separate room used as an office, two garages, and a small cellar. The garden is connected via a private staircase to avenue Louis Laurens.





### Consommations énergétiques



### Émissions de gaz à effet de serre

