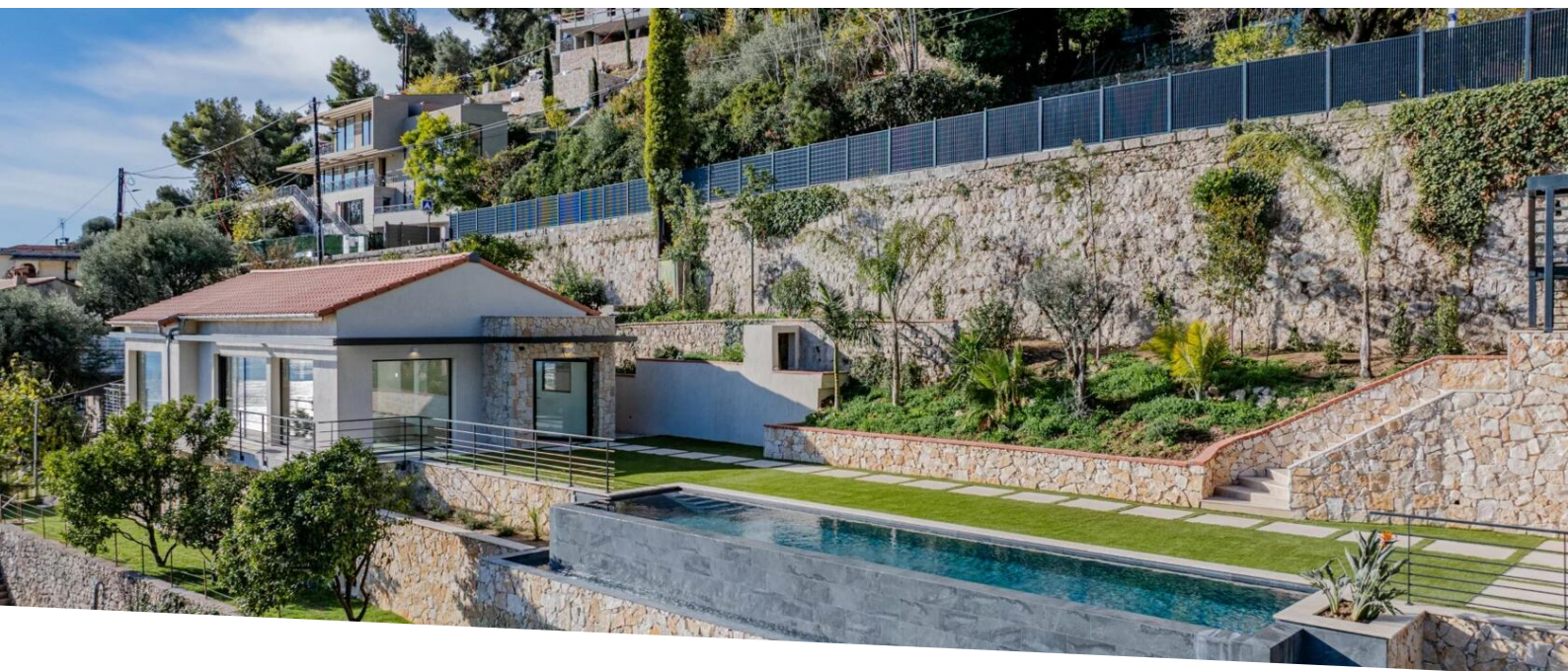




## New Villa with Flat Garden and Pool

For sale

4 650 000 €

|                                                |                                                |                                               |                                         |
|------------------------------------------------|------------------------------------------------|-----------------------------------------------|-----------------------------------------|
| <i>Product type</i><br><b>House</b>            | <i>Num rooms</i>                               | <i>City</i><br><b>Roquebrune-Cap-Martin</b>   | <i>Country</i><br><b>France</b>         |
| <i>Living area</i><br><b>200 m<sup>2</sup></b> | <i>Land area</i><br><b>1 200 m<sup>2</sup></b> | <i>Total area</i><br><b>240 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>4</b>             |
| <i>Bathrooms</i><br><b>3</b>                   | <i>Parking</i><br><b>1</b>                     | <i>Condition</i><br><b>New</b>                | <i>View</i><br><b>Unobstructed view</b> |
| <i>Exposure</i><br><b>East</b>                 | <i>Ref.</i><br><b>86484172</b>                 |                                               |                                         |

Located in the sought-after Serret neighborhood, just 5 minutes from Monaco, this newly built villa stands out for its peaceful setting, complete privacy, and exceptional sea views.

The property features a spacious and light-filled living area, a modern open-plan kitchen, as well as 4 bedrooms and 3 bathrooms. Each room is equipped with individually adjustable air conditioning for optimal comfort throughout the year.

Outside, you will enjoy a flat, landscaped garden, a generous 200 m<sup>2</sup> pool deck, and a heated swimming pool that benefits from beautiful sunlight all day long.

A parking area for 4 vehicles completes the property, along with an additional space that can be



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Ref. : 86484172

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

converted into a gym, an independent studio, or a wellness area to suit your needs.

Currently being finished, this villa presents a wonderful opportunity just minutes from the Principality.

