



## Roquebrune Cap Martin - Magnificent contemporary villa - sea view

For sale

4 650 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>5 rooms</b>
<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>200 m<sup>2</sup></b>
<i>Garden area</i> <b>200 m<sup>2</sup></b>	<i>Total area</i> <b>400 m<sup>2</sup></b>
<i>Bedrooms</i> <b>4</b>	<i>Bathrooms</i> <b>3</b>
<i>Parking</i> <b>1</b>	<i>Condition</i> <b>New</b>
<i>View</i> <b>Breathtaking sea view</b>	<i>Exposure</i> <b>south</b>
<i>Ref.</i> <b>SP-LA-86484606</b>	

Located in Roquebrune-Cap-Martin, in one of the most sought-after areas and only 5 minutes from Monaco, this superb contemporary villa completely renovated offers an exceptional living environment, sublimated by a breathtaking sea view.

With a living area of approximately 200 m<sup>2</sup>, the property is composed as follows:

On the ground floor: an elegant entrance, a large and bright living room opening onto the panorama, a modern kitchen, a guest toilet.



On the garden level: four bedrooms, three bathrooms, a laundry room.

The exterior, a true haven of peace, benefits from a wooded garden, absolute calm and without any vis-à-vis. You will also discover a spectacular relaxation area consisting of 200 m<sup>2</sup> of beach swimming pool surrounding a heated infinity pool, ideal for taking full advantage of the omnipresent sun throughout the day.

The villa also offers optimal comfort thanks to the adjustable air conditioning in each space.

A car park that can accommodate up to 4 vehicles completes this exceptional property.













