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Roquebrune Cap Martin - Roquebrune-Cap-Martin – Rare Opportunity

For sale

3 500 000 €

Product type **House**	*Num rooms* **+5 rooms**	*City* **Roquebrune-Cap-Martin**	*Country* **France**
Living area **364,68 m²**	*Bedrooms* **7**	*Bathrooms* **4**	*Condition* **Work required**
View **Unobstructed view**	*Exposure* **East**	*Ref.* **85968736**	

Roquebrune Cap Martin, Luxury Villa with Panoramic Sea Views – Roquebrune-Cap-Martin

Located in Roquebrune-Cap-Martin, just 15 minutes from Monaco, in a peaceful and privileged environment, this elegant detached villa enjoys a dominant position with breathtaking panoramic sea views over the bay.

Set over three levels, the property offers a total surface area of 365 sqm, comprising a 300 sqm main villa and a 65 sqm independent annex. Spacious interiors and abundant natural light combine to create a refined yet warm and intimate living atmosphere.

Built by the owners themselves—professionals in the construction industry—using high-quality materials, the villa sits on flat landscaped grounds and has retained its authentic charm while offering exceptional potential for renovation or contemporary enhancement, tailored to the future owner’s vision.

A rare opportunity on the market, notable for the following features:

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Total area: 365 sqm (300 sqm main villa + 65 sqm annex)

Flat plot: 1,033 sqm with landscaped garden, suitable for a swimming pool

Accommodation: 12 rooms including 7 bedrooms, 2 living rooms, 2 kitchens

Wellness: 4 bathrooms, 1 shower room, 5 toilets

Outdoor living: 3 East/West-facing terraces, summer kitchen, workshop and garage

Independent apartment connected to the main house with separate access

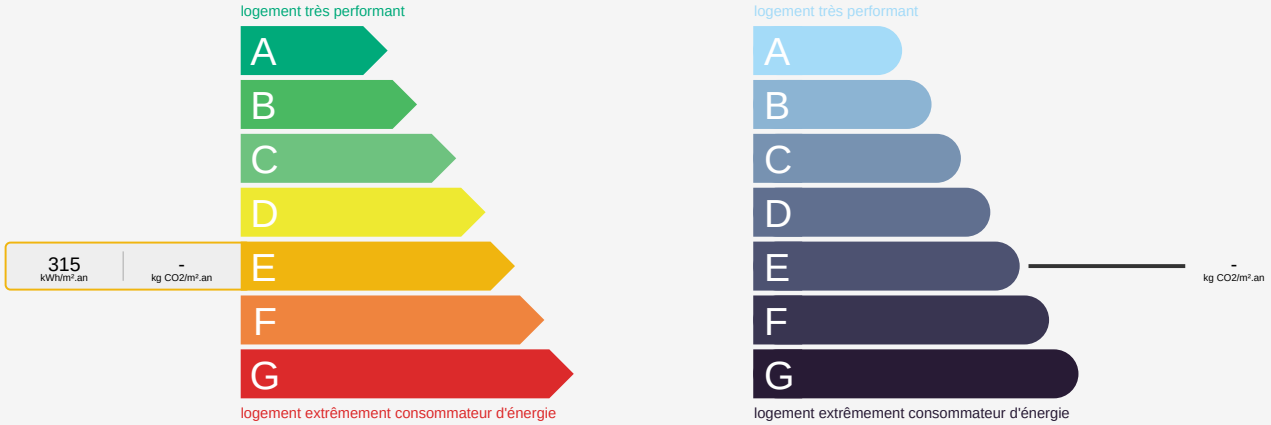
Private well supplying both the villa and the garden as an alternative water source

Potential: An outstanding renovation or modernization project with strong value-added prospects in one of the most sought-after areas of the French Riviera.





Diagnostique de Performances Énergétiques



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