



## VILLA ROQUEBRUNE CAP MARTIN LOCATION SAISONNIERE OU LONGUE DUREE

### Rental

### Rent on request

Product type <b>Villa</b>	Num rooms <b>8</b>	City <b>Roquebrune-Cap-Martin</b>	Country <b>France</b>
Living area <b>350 m<sup>2</sup></b>	Garden area <b>1 500 m<sup>2</sup></b>	Bedrooms <b>5</b>	Bathrooms <b>5</b>
Parkings <b>5</b>	Cellar <b>1</b>	Service charges <b>800 €</b>	Condition <b>Very good condition</b>
View <b>Vue mer,Vue dégagée</b>	Release date <b>To be determined</b>	Ref. <b>NRFL- 40</b>	

Provençal style stone villa with a pine forest and a sunny garden, with swimming pool and pool house, hammam, sea view and very quiet, for rent on the French Riviera, Roquebrune-Cap-Martin, France 5 kilometers from the Principality of Monaco.

Villa on 2 levels, furnished 100% functional which offers a capacity of 10 people (12 maximum) with a private swimming pool & a pool house, very sunny, without vis-à-vis, planted with a pine forest and a very manicured garden, enjoys a sea view (due south) in the famous residential area "Le Hameau" of Roquebrune-Cap-Martin.

Living area: 350 m<sup>2</sup> on a plot area of: 1500 m<sup>2</sup>. 5 bedrooms, 2 fitted kitchens + 2 living rooms, 2 dining rooms, 3 bathrooms, 1 guest toilet, 1 laundry room & cellar, 1 private garage, 2 fireplaces, 1 terrace with 1 barbecue. Swimming pool (secured by an alarm) and a pool-house : 1 equipped summer kitchen + 1 BBQ + 1 pizza oven + 1 changing room + 1 bathroom with shower and 1 toilet. Facilities: Bedding: 5 bedrooms including 4 bedrooms with 4 double beds (2 places), 1 bedroom with 1 twin bed / trundle (2 single beds) + 1



luxury sofa bed 2 places + a cot.

Villa with Alarm, swimming pool with Alarm, safe, electric gate.

Services provided :

Household linen is provided: sheets, blankets and duvets, cushions, towels are provided. Unlimited high-speed internet connection & Wifi, cable satellite TV, electricity (heating not included during the winter months), water, garden and pool maintenance are provided. Additional services and on request: Airport transport, Limousine service, "Welcome " shopping, cleaning and cleaning of the villa and laundry/dry cleaning services.

*Warnings : Pets allowed (prior agreement with the owner). BBQ, pizza oven and fireplaces (instructions for use / use on request).*

Situation :

Detached villa with garden & pool & pool house & not overlooked in the residential area "Le Hameau" in Roquebrune Cap-Martin, France.

Upstairs: a house on 2 levels. Sea View : Villa positioned facing south. Panoramic view. Principality of Monaco: 5 km ; Roquebrune village : 1km ; Menton : 2 km ; Italy : 5 Km. National Police: 300m, Hospital & Train Station: 500m, Nice Côte d'Azur Airport: 25 Km (maximum 30 min), Shops & Beaches: 500m, Roquebrune-Cap-Martin Tennis Club:







