



CAP-MARTIN - PRESTIGIOUS VILLA - PANORAMIC SEA VIEW

For sale

16 000 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 8
<i>District</i> Cap Martin	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 387 m²
<i>Terrace area</i> 95 m²	<i>Land area</i> 1 400 m²
<i>Bedrooms</i> 6	<i>Bathrooms</i> 6
<i>Condition</i> Luxurious services	<i>View</i> Panoramic views of the sea and mountains
<i>Exposure</i> SOUTHEAST	<i>Release date</i> Available
<i>Ref.</i> VF1638	

At the heart of the Cap Martin peninsula, this approximately 387 sqm villa enjoys panoramic sea views and luxurious amenities. It features six bedrooms, a heated infinity pool, and a wellness area with a gym and sauna. Set in one of the French Riviera's most sought-after residential locations, it offers an exceptional lifestyle just steps from the famous coastal path leading to Monaco on foot along the Mediterranean.

Located on the sought-after Cap Martin peninsula, this recently renovated property stands on a 1,400 sq.m plot in the second row from the sea. It comprises two independent residences offering a total living area of approximately 387 sq.m, arranged over eight rooms, including six bedrooms. The property enjoys panoramic



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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.

views of the sea and surrounding mountains, in one of the most desirable areas of the French Riviera.

The main villa is arranged over two levels. The living room opens widely onto a spacious terrace and benefits from unobstructed views of the sea and the surrounding hills, providing an ideal setting for both entertaining and everyday living. Its triple aspect ensures abundant natural light throughout the day. The recent renovation features high-end materials throughout the living areas.

The main villa comprises three bedrooms with bathrooms, including a principal suite equipped with a walk-in shower and a bathtub. Entirely independent, the guest house features two en-suite bedrooms and a private sauna, providing complete privacy and autonomy for guests or household staff. An additional space has been fitted out as a gym with a sauna.

Outside, a heated infinity pool extends the sea views from the garden. The property benefits from two separate entrances: a main entrance with parking for two vehicles and a service entrance suitable for a large vehicle, making day-to-day logistics easier.

Cap Martin is renowned for its villas set within landscaped grounds and its coastal path, which provides a scenic walk along the sea towards Monaco. Cap-Martin-Roquebrune railway station, with services to Menton, Monaco and Nice, is located nearby, as are several schools.

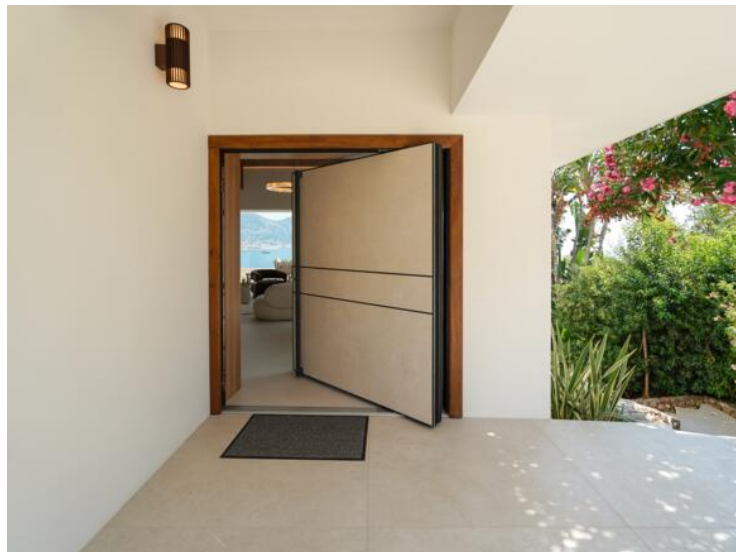
Agency fees are payable by the seller, unless otherwise stipulated in the mandate.

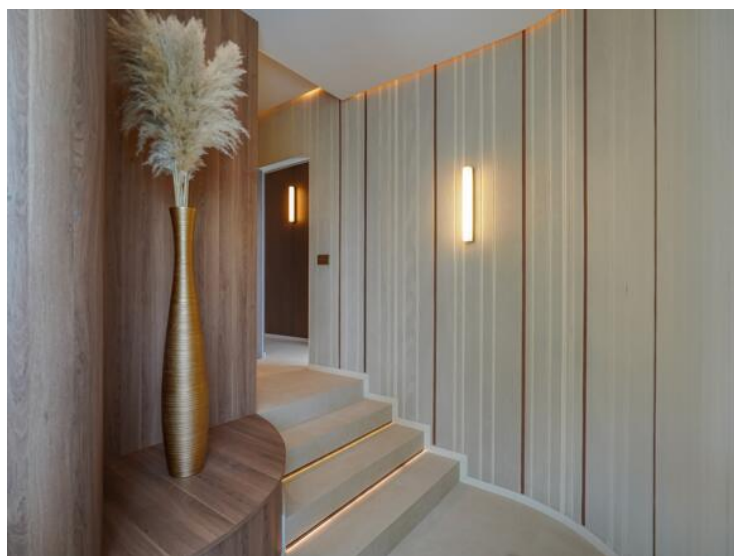
Estimated annual energy costs for standard use: between €1,650 and €2,280. Average energy prices indexed for 2023.

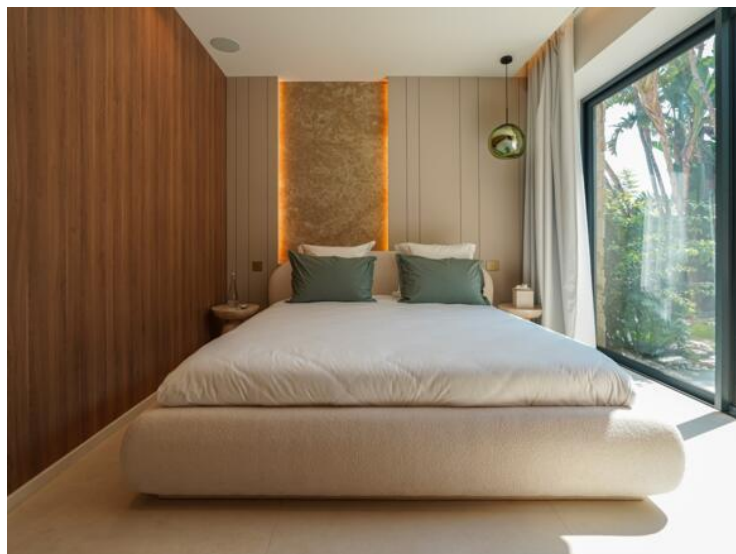
The property is not subject to co-ownership regulations.

The property is subject to a natural and technological risk assessment, available on the Géorisques website: <https://georisques.gouv.fr/>



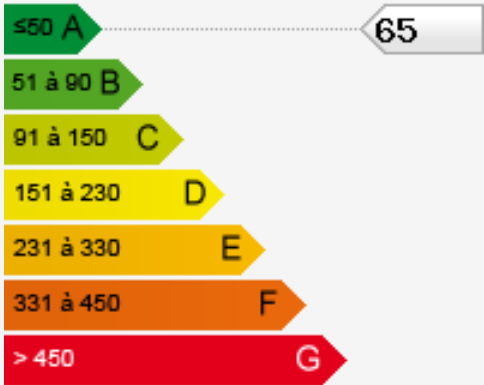








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