



Roquebrune Cap Martin: Villa with pool

For sale

Sole agent

1 590 000 €

Product type Villa	Num rooms 5 rooms
City Roquebrune-Cap-Martin	Country France
Living area 179,45 m²	Garden area 3 273 m²
Total area 3 452,45 m²	Bedrooms 4
Bathrooms 2	Box +5
Condition Very good condition	View Greenery and sweeping sea views
Ref. VILLA RCM 01	

Roquebrune-Cap-Martin: 5-room villa, swimming pool, annex, garden

On the heights of Roquebrune-Cap-Martin, in a quiet and residential area: Superb villa of 179.45 m2 (carrez) on 2 levels with beautiful wooded land of 3273 m2 including a wooded and classified part. The property also has a swimming pool, plenty of parking including a carport and a duplex annex building of 40 m2 (approximately).

This property surrounded by greenery is a real haven of peace and ideally located 10 minutes from the Principality of Monaco. The house is composed of:

- on the garden level: a double living room/dining room with fireplace, an open plan kitchen and fully equipped, a bedroom with private shower room, a laundry room and a separate toilet.
- on the first floor: an entrance, a master bedroom with private shower room and separate toilet, 2 bedrooms, a bathroom with corner bath and shower, a separate toilet, a dressing room, one of which has a shower room, a dressing room, a bathroom and a separate toilet.



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Characteristics of the property:

- House on 2 levels
- Swimming pool with counter-current swimming
- Beautiful wooded land of 3273 m²
- 40 m² annex building
- Carport
- Plenty of parking
- Several terraces
- Outdoor kitchen
- Electric gate
- Fireplace
- Double glazing
- Electric shutters
- Electric blind
- Electric gate
- Reversible air conditioning
- Property tax: €2,280 /year
- Wastewater: Septic tank
- Hot water: Electric cumulus
- Heating: Reversible air conditioning + Fireplace
- Exposure: South / South-East
- Condition: Very good
- Availability: Free
- View: Greenery and sea view

Agency fees to be paid by the seller

Date of completion of the energy diagnosis: 12/03/2025

Primary energy consumption: 175 kWh/m²/year

Final energy consumption: 76 kWh/m²/year







