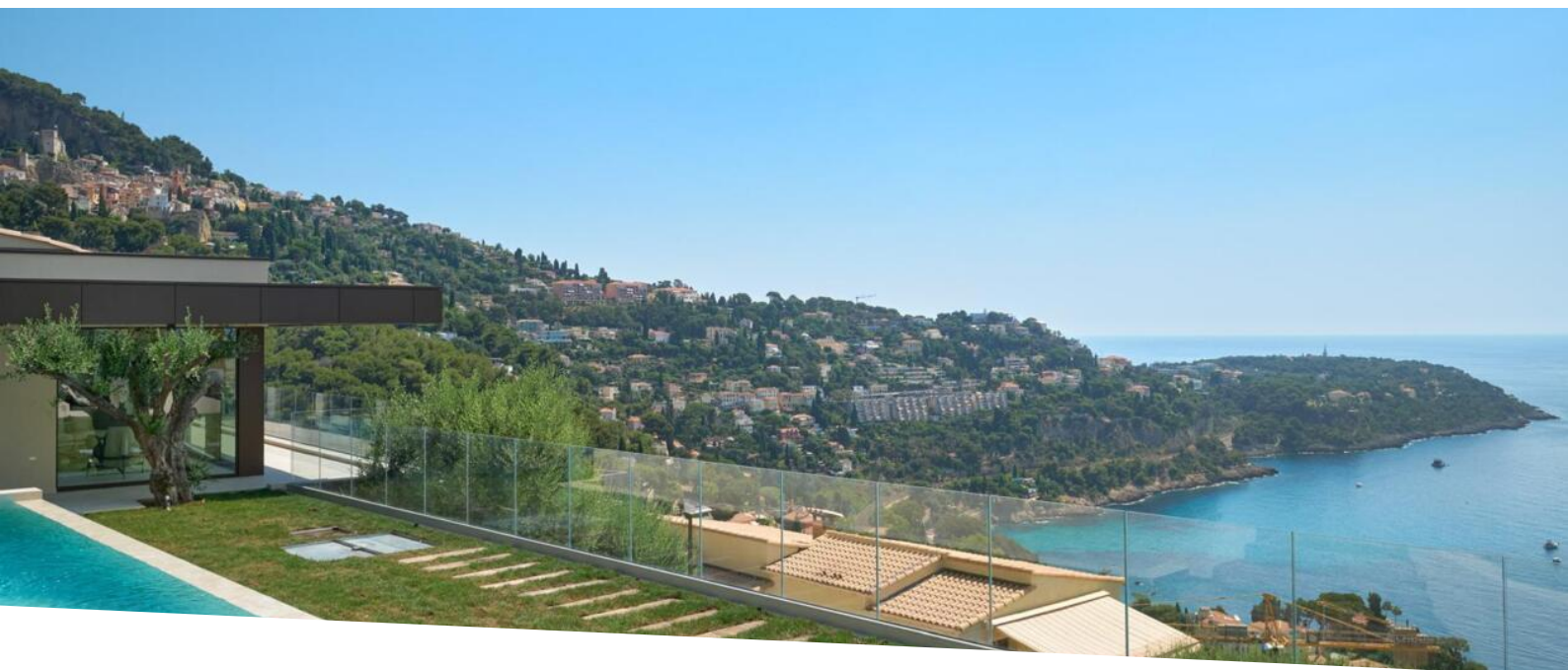




ROQUEBRUNE CAP MARTIN - EXCEPTIONAL VILLA

For sale

5 900 000 €

<i>Product type</i> Villa	<i>Num rooms</i> 6
<i>District</i> Cabbe-Saint Roman	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 300 m²
<i>Terrace area</i> 50 m²	<i>Garden area</i> 100 m²
<i>Bedrooms</i> 5	<i>Bathrooms</i> 3
<i>Parkings</i> 3	<i>Box</i> 3
<i>Floor</i> 1	<i>Annual costs</i> 1 000 €
<i>Condition</i> Luxurious services	<i>Furnished</i> Yes
<i>View</i> EXCEPTIONAL SEA	<i>Exposure</i> South East
<i>Release date</i> Available	<i>Ref.</i> 2597

At the gates of Monaco, in one of the most sought-after areas of the French Riviera, this recently renovated contemporary villa offers a rare residential experience, between elegant architecture, exceptional volumes and a spectacular panorama of the Mediterranean. Located in the highly sought-after Golf Bleu area, the property develops approximately 300 m² and benefits from a south-facing exposure, allowing natural light to accompany each space throughout the day. Entirely designed around the sea, it reveals large openings, a double living room of 90 m², 5 bedrooms including 2 master suites, as well as an area dedicated to well-being with gym and sauna. The interiors, designed by a renowned Italian architect and sublimated by carefully selected furniture, combine contemporary lines, refined materials and a warm atmosphere. A confidential and singular property, where every detail has been thought out to fully enjoy an exceptional living environment, just a few minutes



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from Monaco.



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Located in the highly sought-after area of the Golf Bleu, in the immediate vicinity of Monaco, this contemporary villa offers a privileged living environment, in a quiet and residential environment, with an exceptional view of the Mediterranean.

Recently renovated in a modern Californian style, the property develops approximately 300 m² and benefits from a south-facing exposure. Its architecture and large openings have been designed to take full advantage of the natural light and the panorama of the sea. From the main living rooms, spread over the different levels of the villa, the view extends widely over the Mediterranean.

The reception areas are one of the main assets of the property. The large bay windows open onto a large double living room of 90 m², offering generous volumes and a beautiful continuity between the interior spaces and the outdoor environment.

The villa also offers 5 bedrooms, including 2 master suites, allowing you to comfortably accommodate family and guests. A gym and a sauna complete the services and offer a space dedicated to daily well-being.

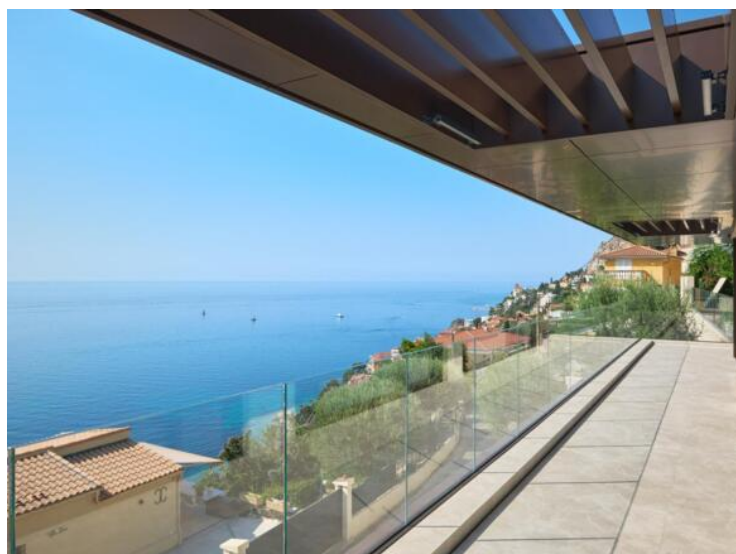
The renovation was carried out with particular attention to materials, finishes and the overall harmony of the spaces. The interiors were designed by a renowned Italian architect and benefit from carefully selected furniture, for a significant value. The whole combines contemporary lines, elegant materials and a warm atmosphere.

The open kitchen fits naturally into the reception area. Fully equipped, it features high-end Miele appliances and has been designed to combine aesthetics and functionality.

As for parking, the property has a large garage that can accommodate 2 vehicles. This is directly accessible from the villa thanks to a private elevator, offering a particularly appreciable comfort on a daily basis. An outdoor parking space also completes the parking possibilities.

With its sought-after location at the gates of Monaco, its southern exposure, its generous volumes, its services and its panoramic view of the sea, this villa is a particularly rare property in the Côte d'Azur area.





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