



ROQUEBRUNE CAP MARTIN - UNIQUE VILLA WITH PANORAMIC SEA VIEWS

For sale

Co-exclusive

5 995 000 €

Product type House	Num rooms 6	City Roquebrune-Cap-Martin	Country France
Living area 375 m²	Land area 1 800 m²	Bedrooms +5	Bathrooms 5
Parkings 3	Box 2	Condition Luxurious services	Ref. VFO-RCM-V1

Roquebrune-Cap-Martin - Magnificent master villa located in close proximity to the Principality of Monaco, perched on the heights of a serene and residential area. This villa offers breathtaking views of the sea and the surrounding landscape. Perfect for a family, this residence is drenched in sunlight throughout the day, providing a luxurious living environment. The position is EAST, but the terrace has all-day sun exposure, as well as shaded areas, making it perfect for hosting parties and enjoying a glass of rosé while overlooking the sea and the swimming pool.

This villa boasts a Scandinavian design, characterized by openness and light, with a touch of Italian luxury. It's an ideal setting for family get-togethers. In addition to the main house, there is a separate studio with bedroom and bathroom. Each of the bedrooms has the access to the terrace, enhancing the outdoor living experience.

The property is composed as follows:

Main House:



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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.

- Spacious hallway
- Inviting open-plan living room
- Modern kitchen
- 4 well-appointed bedrooms
- 3 bathrooms
- Guest toilet
- Utility room
- Laundry room
- Wine cellar

Penthouse Apartment (located on the top floor of the house, the 3rd floor):

- 1 bedroom
- 1 bathroom, with an additional guest toilet
- A bright living room with a kitchenette

Separate Studio, detached from the main house:

- 1.5 bedroom
- 1 bathroom

Additional Amenities:

- A fully-equipped gym for fitness enthusiasts
- A heated infinity saltwater pool
- An outdoor kitchen for culinary delights
- 4 inviting terraces to enjoy the Mediterranean sea views and climate
- A convenient carport
- A closed garage with space for 2 cars
- A flourishing fruit garden for a touch of nature

This property is a true gem, offering an exceptional living environment on the stunning French Riviera. It seamlessly combines elegance, comfort, and spectacular views. If you're seeking a luxurious, sun-drenched family retreat near Monaco, this villa is the perfect choice.

Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr





