

# Villa Roquebrune-Cap-Martin

**Open sea view, Border MONACO**

**Price: 1 290 000 €**

**175m<sup>2</sup> (1884sq ft)**



## **Description:**

Open sea view and beaches of Golfe bleu nearby. Construction possibility of garages about 100sqm . Situated in Golfe Blue area, this haven is just 5 minutes from Monaco border and a short 5 minutes walk to the beaches. This stunning south-facing villas boasts gorgeous sea views, as well as views over Cap Martin and old town of Roquebrune. Bargain price so a first class investment. This villa in good condition and comprise a living area of about 40sqm with fire place, 2 bedrooms, 2 bathrooms, independent kitchen , workshop and 27sqm independent 1 bedroom apartment .The flat land of about 290 sqm with swimming pool . Cellar, Situated close to the shops, bus, train, restaurants, Monaco and schools. Simply perfect for your life style near by the Silver sea and half island Cap Martin in front of your windows.

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**Reference ad:** jaure

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**Year of construction:**

**DPE:** 132 kWh/m<sup>2</sup>

**GES:** 29 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**

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**Taxes:**

1350

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**Details:**

• LIVING ROOM: 40

▶ 3 Bathroom

▶ 1 Dining room

▶ 2 Living room

▶ 1 Cellar

▶ 3 Bedroom

▶ 1 Workshop

▶ 2 Kitchen

▶ 2 Terrace

**Features:**

■ Pool

■ Bedroom on ground floor

■ Reinforced door

■ Fireplace

■ Double glazing

■ Quiet neighborhood

■ Pool house

■ Laundry room

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**Map:**

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