

# Villa Roquebrune-Cap-Martin

**Sea view, quiet area**

**Price: 2 700 000 €**

**270m<sup>2</sup> (2906sq ft)**



## **Description:**

Sea view and view over the hill of Menton from all levels of the house . In the beautiful surroundings of the French Riviera, this haven of peace and tranquillity is just 10 minutes from Monaco and within 15 min. walk to the beaches. In the elegant town located between Monaco and the Italian Riviera .Project for modern elegant villa is grounded . On 2 levels this villa will offer you about 260 sqm living area, and nice , flat garden of 1000sqm with swimming pool The property has a few parking spaces and garage , cellar. Living room and dining room large open kitchen which opens onto one of the terraces and pool 4 bedrooms ,4 bathrooms, 2 separate WC. The larges terraces. This villa is located in quiet area but very close to the centre of the town and Roquebrune beaches, with plenty of shops and restaurants. Bargain price so a first class investment!

Tennis club of Monaco :15min. drive. Monaco Golf club :15min. drive .Airport of Nice : 25 min.drive.

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**Reference ad:** bellev

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**Year of construction:**

**DPE:** 000 kWh/m<sup>2</sup>

**GES:** 000 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**

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**Taxes:**

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**Details:**

- |                 |             |                 |
|-----------------|-------------|-----------------|
| ▶ 4 Bathroom    | ▶ 1 Garage  | ▶ 1 Cellar      |
| ▶ 4 WC          | ▶ 1 Kitchen | ▶ 1 Dining room |
| ▶ 4 Bedroom     | ▶ 2 Parking | ▶ 2 Terrace     |
| ▶ 1 Living room |             |                 |

**Features:**

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|---------------------|----------------------|---------------------------|
| ■ Pool              | ■ Pool house         | ■ Bedroom on ground floor |
| ■ Double glazing    | ■ Laundry room       | ■ Calm                    |
| ■ Secured residence | ■ Residential        | ■ Electric blinds         |
| ■ Electric shutters | ■ Visitor parking    | ■ Absolute calm           |
| ■ Fenced            | ■ Tracking           | ■ Marked                  |
| ■ Fruit trees       | ■ Quiet neighborhood |                           |

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**Map:**

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