

# Villa Roquebrune-Cap-Martin

**Sea view, near Monaco**

**Price: 1 690 000 €**

**160m<sup>2</sup> (1722sq ft)**



## **Description:**

THE ONLY AGENT !!! For the nature lovers only Open sea view and beaches of Golfe bleu nearby. Situated in the luxurious area of Golfe Blue, this haven of peace and tranquility is just 5 minutes drive to Monaco and a short 15 minute walk to the beaches, as well as 10 min walk to the historic old town of Roquebrune with a nice atmosphere and restaurants and snack shops. This stunning south-facing villa boasts gorgeous sea views. Bargain price is a first class investment. This villa of 162sqm and totally 200 sqm on 2 levels and independent studio was recently renovated . It's comprising of a living room of 36sqm , open kitchen, 4 bedrooms, vine cave, large terraces and swimming pool .The land of about 850sqm/900sqm . Actually this property offers you the parking spaces for 4 cars .Situated on the countryside but close to the shops, Monaco and schools. Extension possibility.

Simply perfect for your lifestyle nearby the Silver sea and half island Cap Martin in front of your windows. For people wanting to get away from the noise of the busy Monaco city, the suffocation of the Monaco's streets with too many cars and from air-conditioned "prison-like" rooms. If you enjoy sleeping almost in open air, if you enjoy stars, birds songs, mountains- here is HEAVEN for you!

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**Reference ad:** te

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**Year of construction:**

**DPE:** 210 kWh/m<sup>2</sup>

**GES:** 6 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**000

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**Taxes:**2000

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**Details:**

- bedroom: 14sqm
- living room : 50 sqm
- ▶ 4 Bathroom
- ▶ 1 Kitchen
- ▶ 2 Terrace

- bedroom: 12sqm
- bedroom: 10 sqm
- ▶ 2 Cellar
- ▶ 4 Bedroom
- ▶ 2 Living room

- bedroom: 12sqm
- studio: 28 sqm
- ▶ 3 WC
- ▶ 4 Parking
- ▶ 1 Workshop

**Features:**

- Pool
- Laundry room
- Reinforced door
- Fenced
- Quiet neighborhood

- Fireplace
- Calm
- Visitor parking
- Divisible parcel

- Double glazing
  - Secured residence
  - Absolute calm
  - Fruit trees
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**Map:**

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