

Villa Roquebrune-Cap-Martin

Sea view, near Golf Bleu beache

Price: 920 000 €

110m² (1184sq ft)



Description:

Villa for Sale in Roquebrune-Cap-Martin - Sea View near Golfe Bleu Beach

A Peaceful Riviera Retreat Just Steps from the Beach

Set in a quiet and natural environment, this charming villa offers **panoramic sea views** and is ideally located just a **5-minute walk to Golfe Bleu beach** and a **5-minute drive to Monaco**. Within 20 minutes on foot, you can reach the historic old town of Roquebrune, with its lively atmosphere, restaurants, and shops.

The villa spans **110 sqm across 3 levels** and is in good condition. It features a **36 sqm living room**, open-plan kitchen, 3 bedrooms, and 3 bathrooms. Large terraces provide the perfect setting

for enjoying sunsets over the Mediterranean. With a **540 sqm plot**, the property also includes 3 small outbuildings with water and electricity, and parking for 1 car.

Property Highlights:

- **110 sqm villa** on 3 levels
 - **Large terraces** with panoramic sea views
 - Possibility to build a **swimming pool or extend the villa**
- **3 Bedrooms** | 3 Bathrooms | 3 WCs
 - **540 sqm plot** with 3 small constructions (with water & electricity)
 - Fireplace, double glazing, laundry room
- **36 sqm living area** with open kitchen
 - **Parking space for 1 car**
 - Jacuzzi spa, automatic gate & watering system

Prime Location & Lifestyle

- 5 minutes’ walk to Golfe Bleu beach
 - Quiet countryside atmosphere close to shops and schools
- 5 minutes’ drive to Monaco
- 20 minutes’ walk to Roquebrune Old Town

This villa is perfect for those seeking peace, nature, and sea views while staying close to Monaco. A fantastic lifestyle or investment property, offering space, calm, and expansion potential at a bargain price.

📞 **Contact ISM Property to arrange your private viewing.**

Reference ad: georg

Year of construction:	DPE: N/C	GES: N/C
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Charges:
000

Taxes:
1500€ / year

Details:

- | | | |
|-----------------|-----------------|-------------|
| ▶ 1 Bathroom | ▶ 2 Cellar | ▶ 3 WC |
| ▶ 1 Kitchen | ▶ 1 Dining room | ▶ 3 Bedroom |
| ▶ 2 Parking | ▶ 2 Terrace | ▶ 2 Shower |
| ▶ 1 Living room | ▶ 1 Workshop | |

Features:

- Fireplace
 - Double glazing
 - Calm
 - Marked
 - Jacuzzi spa
 - Automatic gate
 - Automatic watering
 - Absolute calm
 - Fruit trees
 - Bedroom on ground floor
 - Laundry room
 - Fenced
 - Quiet neighborhood
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Map:







