

# Villa Roquebrune-Cap-Martin

**Monaco view, border Monaco**

**Price: 3 900 000 €**

**245m<sup>2</sup> (2637sq ft)**



## **Description:**

Monaco under your feet. Monaco Firework / Yacht show/ tennis open and GRAND PRIX you can see from your terrace. You are in Paradise Incredible but true, this private haven is just 5 min walk from Monaco border an "International school of Monaco" with gorgeous sea view and open view over hall royalty of Monaco. It's a bargain price so a first class investment. Monte Carlo is on the doorstep with access to some of the finest experiences on the French Riviera. Monte carlo beach club and Monte Carlo Bay hotel in offer you an amazing food and the private beaches . Yacht show, Grand Prix of Monaco, Tennis open and annual Fireworks Competition displays ; all that from your terrace. Fine dining, nightlife fun, Casino's and culture as well as beach clubs, open air pool and the wild nature of the Maritime Alps. You'll love this sophisticated villa of 245m<sup>2</sup> on 2 levels because of the light, the views, the space spread over 3 bedrooms, 2 bathrooms, sauna, open kitchen and large living room with excellent views from every corner . 2 independent smaller houses are perfect for your guests . The permit is grounded for large garage and lift . The owner opted for the classic lignies and formes and classic, high quality materials. Garden of 600m<sup>2</sup>, Swimming pool possibility. Perfect for family with a children - life in the country side but close to the shops and town centre. It is 10/12 minutes walk to Monte-Carlo Casino and 15-20minutes walk to the Monaco harbor. 10 minutes walk to the Monaco train station. 25 min. drive to Nice airport and 10 min. drive to Italian border. ISM-property offer you this unique opportunity with incredible potential for the Monaco fans only. The area is highly sought-after.

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**Reference ad:** bo

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**Year of construction:**

**DPE:** 100 kWh/m<sup>2</sup>

**GES:** 5 CO<sub>2</sub>/m<sup>2</sup>

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**Charges:**

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**Taxes:**

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**Details:**

- ▶ 1 Bathroom
- ▶ 3 Kitchen
- ▶ 5 Bedroom
- ▶ 2 Shower

- ▶ 1 Cellar
- ▶ 1 Dining room
- ▶ 3 Parking
- ▶ 1 Living room

- ▶ 4 WC
- ▶ 1 Sauna
- ▶ 3 Terrace

**Features:**

- Fireplace
- Laundry room
- Visitor parking
- Marked

- Pool house
- Calm
- Fenced
- Fruit trees

- Double glazing
  - Reinforced door
  - Tracking
  - Quiet neighborhood
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**Map:**

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