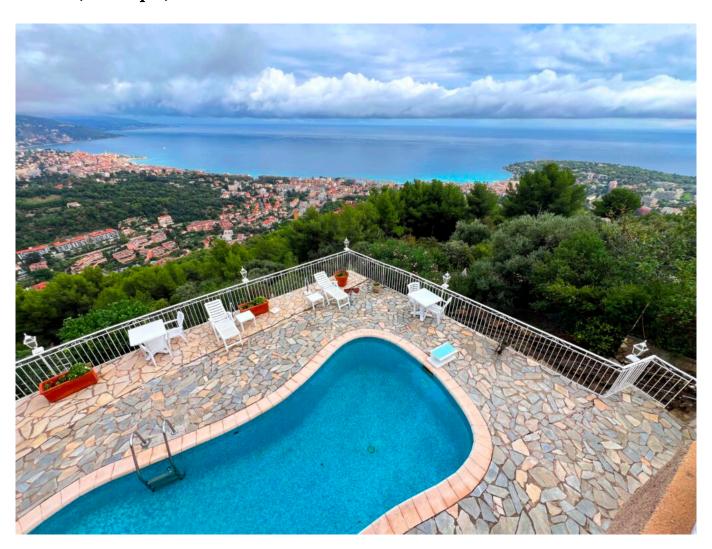
Villa Roquebrune-Cap-Martin

Open sea view, in a quiet area

Price: 2 600 000 € 180m² (1938sq ft)



Description:

Classic 5-Bedroom Villa with Sea View and Large Garden - Roquebrune-Cap-Martin

Quiet Provencal Villa Near Monaco - Nature, Light, and Expansion Potential

Set in the hills above Roquebrune-Cap-Martin, this **charming 5-bedroom villa** offers **breathtaking sea views** and total tranquillity just minutes from Monaco. Surrounded by greenery and birdsong, this is a true escape from the bustle of city life.

Located in a peaceful, south-facing position, the villa spans approximately **180 sqm** on **1,600 sqm** of **land**, with numerous terraces and a generous outdoor space. The property is in good condition

and presents possibilities for extension or the construction of a second house.

A Natural Retreat with Mediterranean Elegance

Spread across two levels, the villa features **5 bedrooms**, **3 bathrooms**, a welcoming **living room** with fireplace, independent kitchen and dining room, as well as a covered in/outdoor terrace perfect for dining under the stars.

The expansive garden includes a **large swimming pool**, mature landscaping, and multiple seating areas. Ideal for those who value light, air, and nature — just a few minutes' drive from Monaco and the beaches.

Property Highlights:

- 180 sqm of interior space
- Large swimming pool + covered outdoor terrace
- Potential for expansion or second villa
- 1,600 sqm of landscaped grounds
- Garage and several parking spaces
- 5 bedrooms | 3 bathrooms
- Fireplace | Double glazing | Calm, private location

A Peaceful Riviera Lifestyle Awaits

- Just minutes to Monaco and the Italian border
- Ideal for families, nature lovers, or second-home buyers

▶ 4 Bathroom

- Close to beaches, nature trails, and shops in Menton
- South-facing with panoramic sea and hillside views

▶ 5 WC

This villa is a sanctuary of peace with open skies, birdsong, and breathtaking scenery - an exceptional investment in the heart of the French Riviera.

☐ Contact ISM Property today to arrange a private viewing. Reference ad: cam			
Charges:			
Taxes:			
Details:			

▶ 2 Cellar

- ▶ 2 Kitchen
- ▶ 4 Parking
- ▶ 1 Workshop

- ▶ 1 Dining room
- ▶ 2 Terrace

- ▶ 5 Bedroom
- ▶ 1 Living room

Features:

- Pool
- Pool house
- Laundry room
- Absolute calm
- Marked
- Quiet neighborhood
- Fireplace
- Bedroom on ground floor
- Calm
- Fenced
- Divisible parcel

- Automatic gate
- Double glazing
- Visitor parking
- Tracking
- Fruit trees

Map:









