

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

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

Year of construction:

DPE: N/C

GES: N/C

Charges:

Taxes:

Details:

► 4 Bathroom

► 2 Cellar

► 5 WC

- ▶ 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:



