

# Villa Roquebrune-Cap-Martin

**Price: 4 900 000 €**

**220m<sup>2</sup> (2368sq ft)**



**Description:**

## **Belle Époque Villa for Sale in Roquebrune-Cap-Martin**

### **Luxury Sea View Property Near Monaco**

#### **A Historic Riviera Home Overlooking the Mediterranean**

Looking for a **luxury villa for sale near Monaco** with Belle Époque charm, sea views, and timeless elegance? This **historic villa in Roquebrune-Cap-Martin** offers the glamour of Monaco with the serenity of the French Riviera.

Set in the sought-after **Golfe Bleu / Cabbe area**, just a **5-minute walk to the beaches and shops** and **15 minutes on foot to Monaco**, this exceptional home offers panoramic views over the Mediterranean and Cap Martin from every level.

# Belle Époque Elegance with Modern Comforts

This magnificent **220 sqm villa** is set on a **400 sqm plot** and is adorned with frescoes and architectural detailing that evoke the grandeur of the 19th century. With its multiple terraces, private pool, and sea-facing orientation, it is an ideal family home or investment property.

## Property Highlights:

- **4 Bedrooms & 4 Bathrooms** - Spacious and elegant, perfect for family life
- **Vine Cellar, Sauna & Jacuzzi** - Wellness and indulgence at home
- **Large Garage & Workshop** - Practicality meets luxury
- **Large Living Room with Fireplace** - Opens to terrace and garden with sea view
- **Private Swimming Pool & Pool House**
- **Independent Kitchen & Formal Dining Room**
- **4 Terraces** - Breathtaking views of Monaco, Cap Martin, and the historic village

## An Unbeatable Location Close to Monaco

- **5 Minutes Walk to Beaches & Shops** - Convenience and charm combined
- **15 Minutes Walk to Monaco** - Enjoy easy access to the Principality
- **25 Minutes Drive to Nice Airport**

This prestigious villa allows you to enjoy **Monaco's world-class events** - the Yacht Show, Grand Prix, Tennis Masters, and Fireworks Festival - from the comfort of your own terrace.

## Why Invest in This Belle Époque Villa?

- **Sea Views from All Levels** - A front-row seat to the Riviera
- **Great Lifestyle Investment** - Perfect for you, your children, and even your dog
- **Ideal for Family Living** - Space, nature, and accessibility
- **Excellent Rental Potential** - Easy to rent and easy to live in

**Live like royalty in the French Riviera.** Wake up to a sea view, walk to the beach, dine under the stars, and enjoy Monaco's glamour just around the corner.

☐ **Contact ISM Property today to arrange a private viewing of this rare Belle Époque villa in Roquebrune-Cap-Martin.**

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**Reference ad:** Bellepoque

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**Year of construction:**

**DPE:** N/C

**GES:** N/C

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**Charges:**

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**Taxes:**

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**Details:**

- ▶ 2 Bathroom
- ▶ 5 WC
- ▶ 1 Sauna
- ▶ 2 Shower

- ▶ 1 Garage
- ▶ 1 Kitchen
- ▶ 4 Bedroom
- ▶ 1 Living room

- ▶ 2 Cellar
- ▶ 1 Dining room
- ▶ 4 Terrace
- ▶ 1 Workshop

**Features:**

- Pool
- Pool house
- Laundry room
- Tracking
- Jacuzzi spa

- Fireplace
- Bedroom on ground floor
- Reinforced door
- Marked

- Automatic gate
  - Double glazing
  - Fenced
  - Fruit trees
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**Map:**

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