

# Villa Roquebrune-Cap-Martin

Monaco view, quiet area

Price: 2 800 000 €

267m<sup>2</sup> (2874sq ft)



Description:

## Classic Sea View Villa Overlooking Monaco - Roquebrune-Cap-Martin

### Elegant Living with Open Views of the Mediterranean

This beautiful **classic villa in Roquebrune-Cap-Martin** offers expansive sea and Monaco views from a peaceful hillside setting just 15 minutes from the Principality.

Set across **three levels** with approx. **267 sqm of living space**, the property is currently divided into **two apartments** and can easily be reconnected to create one elegant residence.

### A Property with Character, Flexibility and Outdoor Charm

Enjoy the luxury of space, with **5 bedrooms**, a **large living room with fireplace**, a **spacious kitchen**, office, terraces, and panoramic views. The exterior features a swimming pool, a terraced garden, and **parking for up to 5 cars**.

Property Highlights:

- 267 sqm interior (approx. 300 sqm total)
- 2 kitchens | 2 living rooms | Office
- Multiple terraces facing the sea
- Land size: 1,268 sqm
- Swimming pool with sea view
- Alarm system | Quiet location
- 5 bedrooms | 3 bathrooms
- Large cellar + wine cellar
- 5 parking spaces

Flexible Layout - Ideal for Families or Investment

- Garden level: 2-bed flat with kitchen, bathroom, terrace, 2 cellars
- Easily connect all levels into one spacious home
- First level: 2 bedrooms, living room, kitchen, bathroom, terrace
- Second level: 2 bedrooms, 1 bathroom

Prime Location Near Monaco

- 15 min to Monaco
- 30 min to Nice Airport
- Close to transport, restaurants, schools
- 10 min to Golfe Bleu beach

Whether as a full-time home, guest house, or investment — this villa offers space, elegance, and timeless views in a quiet setting above Monaco.

☐ Contact ISM Property today to arrange a private viewing.

Reference ad: marc

Year of construction:

DPE: N/C

GES: N/C

Charges:

Taxes:

Details:

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

Features:

- Pool
- Pool house
- Laundry room
- Visitor parking
- Fruit trees

- Fireplace
- Bedroom on ground floor
- Calm
- Fenced
- Quiet neighborhood

- Automatic gate
- Double glazing
- Reinforced door
- Tracking

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## Map:

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