

# Villa Roquebrune-Cap-Martin

Open sea view, Modern villa

Price: 3 900 000 €

280m<sup>2</sup> (3014sq ft)



Description:

## Modern Sea View Villa with Pool - Roquebrune-Cap-Martin Near Monaco

### Contemporary Living with Views Over the Mediterranean

This **modern 280 sqm villa** is set on a **flat 1,200 sqm plot** in a peaceful private domain of only two villas. Offering open sea views across the bay and towards Menton's old town, the property combines contemporary architecture with a quiet location just minutes from Monaco.

The villa features a **swimming pool with sea views**, generous terraces, and parking for up to five cars. Spacious and light-filled interiors provide comfort and practicality for modern family living or investment.

## Property Highlights:

- **280 sqm of living space** on flat land of 1,200 sqm
- **Large kitchen** with access to terraces
- **Swimming pool** overlooking the sea
- Cellars, workshop, and laundry room
- **4 bedrooms** including 2 en-suite master bedrooms
- **3 bathrooms** + 1 office
- **Multiple terraces** ideal for dining and entertaining
- **Spacious living room** and dining room with sea views
- **Independent apartment**
- **Parking for 5 cars**

## Prime Location & Lifestyle

- Walking distance to Roquebrune's old town, shops, and restaurants
- 25 minutes to Nice International Airport
- Short walk to the beaches and coastal paths
- Quiet residential setting with total privacy
- 10 minutes' drive to Monaco

This villa is a rare opportunity to enjoy **modern luxury, panoramic views, and proximity to Monaco**. Perfect as a family home or an exceptional investment property.

📞 **Contact ISM Property today to arrange your private viewing.**

---

**Reference ad:** mar-b

---

**Year of construction:**

**DPE:** N/C

**GES:** N/C

---

**Charges:**

---

**Taxes:**

---

### Details:

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

### Features:

- |                   |                      |                           |
|-------------------|----------------------|---------------------------|
| ■ Pool            | ■ Automatic gate     | ■ Bedroom on ground floor |
| ■ Double glazing  | ■ Automatic watering | ■ Laundry room            |
| ■ Calm            | ■ Secured residence  | ■ Reinforced door         |
| ■ Electric blinds | ■ Electric shutters  | ■ Visitor parking         |

■ Absolute calm  
■ Marked

■ Fenced  
■ Fruit trees

■ Tracking  
■ Quiet neighborhood

**Map:**







