

Villa Roquebrune-Cap-Martin

Villa with Open sea view, border Monaco , near beaches

Price: 5 300 000 €

499m² (5371sq ft)



Description:

Sea View Villa with Renovation Potential - Roquebrune-Cap-Martin Border Monaco

Prestigious Setting with Panoramic Views

Located in the exclusive Golfe Bleu area of Roquebrune-Cap-Martin, this **499 sqm villa** offers breathtaking views over the Mediterranean, Cap Martin, and the old town of Roquebrune. Just **5 minutes from Monaco** and a **10-minute walk to the beaches**, the property combines prime location with outstanding potential.

The villa requires renovation and comes with a **permit approved for extension to 515 sqm** plus a swimming pool. Set on **2,000 sqm of land**, it provides ample outdoor space with terraces and a garage, as well as parking for 4-5 cars.

Property Highlights:

- **499 sqm villa** with permit for 515 sqm + pool
- **Terraces with open sea and Monaco views**
- South-facing orientation for all-day light
- **8 bedrooms | 8 bathrooms**
- **Garage + 4 - 5 parking spaces**
- Quiet and private, yet close to shops, schools, and Monaco
- Spacious living rooms and multiple kitchens
- **2,000 sqm plot** with Mediterranean garden

Prime Riviera Lifestyle

- Short walk to Golfe Bleu beach and Cap Martin
- 25 minutes to Nice Airport
- 5 minutes' drive to Monte Carlo and its world-class events
- Near restaurants, cafés, and coastal paths

This property is a rare opportunity to create a customised luxury home in one of the Riviera's most prestigious locations, combining panoramic sea views with easy access to Monaco.

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

Reference ad: ndbv

Year of construction:

DPE: N/C

GES: N/C

Charges:

Taxes:

Details:

- ▶ 6 Kitchen
- ▶ 4 Terrace

- ▶ 8 Bedroom
- ▶ 8 Shower

- ▶ 4 Parking
- ▶ 8 Living room

Features:

- Fireplace
- Calm
- Fenced
- Quiet neighborhood

- Bedroom on ground floor
- Visitor parking
- Marked
- Jacuzzi spa

- Laundry room
- Absolute calm
- Fruit trees

Map:



