

# Villa Roquebrune-Cap-Martin

**Private domain , 3 villas, sea view**

**Price: 4 200 000 €**

**360m<sup>2</sup> (3875sq ft)**



**Description:**

## **Private Domain with 3 Villas and Sea Views - Roquebrune-Cap-Martin**

### **A Rare Riviera Estate Near Monaco and the Italian Border**

Set in the heart of Roquebrune-Cap-Martin, this **exclusive private domain** offers three villas surrounded by Mediterranean gardens, with **panoramic sea views and views over Menton's hills**. Just 10 minutes from Monaco and a 15-minute walk to the beaches, the property is a haven of peace and tranquillity.

The estate includes a **190 sqm Provençal villa** with 1,300 sqm garden, a **170 sqm villa** with 1,550 sqm of land, and the option to acquire a **third 200 sqm villa**. Together, they total **360 sqm of**

**living space** set on **2,850 sqm of land**. Fully renovated and refurbished, the villas combine comfort, elegance, and privacy.

**Property Highlights:**

- |  |   |  |
|--|---|--|
| • <b>360 sqm of total living space</b>               | • <b>2,850 sqm of landscaped gardens</b>        | • <b>8 bedrooms   8 bathrooms   4 separate WCs</b>   |
| • <b>Large living rooms and independent kitchens</b> | • <b>Swimming pool with option for a second</b> | • <b>Garage, cellars, and 7 total parking spaces</b> |
| • <b>Spacious terraces with sea and hill views</b>   | • <b>Renovated and move-in ready</b>            |  |

**Prime Location & Lifestyle**

- |  |   |  |
|--|---|--|
| • 10 minutes’ drive to Monaco                | • 15 minutes’ walk to beaches and coastal paths | • Close to shops, restaurants, and schools |
| • 15 minutes to Monaco Tennis and Golf Clubs | • 25 minutes to Nice International Airport      |  |

Whether for family living or as a high-potential investment, this domain combines elegance, privacy, and Riviera lifestyle. A rare opportunity on the French Riviera.

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

**Reference ad:** 3v

**Year of construction:**

**DPE:** N/C

**GES:** N/C

**Charges:**

**Taxes:**

**Details:**

- |              |                 |                 |
|--------------|-----------------|-----------------|
| ▶ 2 Bathroom | ▶ 1 Garage      | ▶ 2 Cellar      |
| ▶ 8 WC       | ▶ 2 Kitchen     | ▶ 2 Dining room |
| ▶ 8 Bedroom  | ▶ 6 Parking     | ▶ 4 Terrace     |
| ▶ 6 Shower   | ▶ 2 Living room | ▶ 1 Workshop    |

**Features:**

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



■ Divisible parcel

■ Fruit trees

■ Quiet neighborhood

**Map:**







