

# Villa Roquebrune-Cap-Martin

**Open sea view, view over Monaco**

**Price: 6 000 000 €**

**570m<sup>2</sup> (6135sq ft)**



## **Description:**

Incredible but true, this haven of peace and tranquility. Beaches of Golf Bleu and Cap Martin under your feet. Monaco Firework / Yacht show/ tennis open and GRAND PRIX you can see from your terrace. You are in Paradise Incredible but true, this private haven is just 25 min walk from Monaco border an "International school of Monaco" with gorgeous sea view and open view over royalty of Monaco. It's a bargain price so a first class investment. Monte Carlo is on the doorstep with access to some of the finest experiences on the French Riviera. Monte carlo beach club and Monte Carlo Bay hotel in offer you an amazing food and the private beaches . Yacht show, Grand Prix of Monaco, Tennis open and annual Fireworks Competition displays ; all that from your terrace. Fine dining, nightlife fun, Casino's and culture as well as beach clubs, open air pool and the wild nature of the Maritime Alps. You'll love this sophisticated villa of 550sqm on 3 levels actually divided into 3 apartments , and independent guest house of 90sqm. The light, the views, the space spread over all bedrooms .The large garage and lift is accepted by the town legislation . The villa offers you for the classic lignies and formes. It needs the renovation . Land of 2000m<sup>2</sup>, Swimming pool possibility. Existing garage for 1 car .

Perfect for family with a children - life in the country side but close to the shops and town centre. It is 30/25 minutes walk to Monaco, 5 minutes walk to the Roquebrune train station. 25 min. drive to Nice airport and 10 min. drive to Italien border.It's a bargain price so a first class investment. Quiet area, perfect for family with a children - life in the country side but close to the shops, Monaco and

schools.  
ISM-property offer you this unique opportunity with incredible potential for the Monaco fans only. The area is highly sought-after.

**Reference ad:** high

**Year of construction:**                      **DPE:** N/C                      **GES:** N/C

**Charges:**

**Taxes:**  
3900€/year

- Details:**
- |                 |              |             |
|-----------------|--------------|-------------|
| ▶ 4 Kitchen     | ▶ 12 Bedroom | ▶ 1 Parking |
| ▶ 4 Living room | ▶ 2 Workshop |             |
- Features:**
- |                      |                           |                |
|----------------------|---------------------------|----------------|
| ■ Fireplace          | ■ Bedroom on ground floor | ■ Laundry room |
| ■ Calm               | ■ Secured residence       | ■ Fenced       |
| ■ Marked             | ■ Divisible parcel        | ■ Fruit trees  |
| ■ Quiet neighborhood |                           |                |

**Map:**



