

ROQUEBRUNE-CAP-MARTIN (SAINT-ROMAN) 06190  
FRANCE

**€8,500,000**

*150 Years*  
JOHN D WOOD & CO.

London, Country & International Property

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ROMAN) 06190 FRANCE

Unique Californian-style villa built in 1995, perched on a rock with an exceptional 180-degree sea view, divided into 3 large apartments at the gates of Monaco. It can easily be transformed into a luxury estate with a main house and a guest house. The property is built on a terraced plot of 2,788 m<sup>2</sup> and has a living area of approximately 500 m<sup>2</sup>. Facing southeast, the villa offers a stunning panoramic view over the coastline and the Cap Martin peninsula. The villa consists of three apartments, all accessible via a main elevator and stairs: A 4-room apartment with 272.74 m<sup>2</sup> of living space, Another 4-room apartment with 100.68 m<sup>2</sup>, And a 3-room apartment with 123.44 m<sup>2</sup>.

**534 m,  
Swimming pool, Sauna, Spa**

**€8,500,000**



The total is 497 m<sup>2</sup>, not including shared spaces such as the gym, spa with sauna and shower, and jacuzzi. At the main intermediate level, there is a heated swimming pool with a very large terrace, a pool house with sauna, and a jacuzzi. The large duplex apartment of 272.74 m<sup>2</sup> features an immense living room of over 126 m<sup>2</sup> with floor-to-ceiling sliding glass doors, a spacious kitchen, a separate dining room, one bedroom with an en-suite shower room, and an upper floor with two additional bedrooms. In total, across the three apartments, the villa offers: 9 bedrooms, 7 bathrooms, 4 terraces, 1 shower room, 1 garage, 5 parking spaces, Swimming pool, Solarium, Barbecue, Jacuzzi, Laundry room, Wine cellar, And sauna. Fees payable by the seller. Property tax: €12,088  
Information about the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)



