

ROQUEBRUNE-CAP-MARTIN (HAMEAU) 06190 FRANCE

€4,800,000

150 Years

JOHN D WOOD & CO.

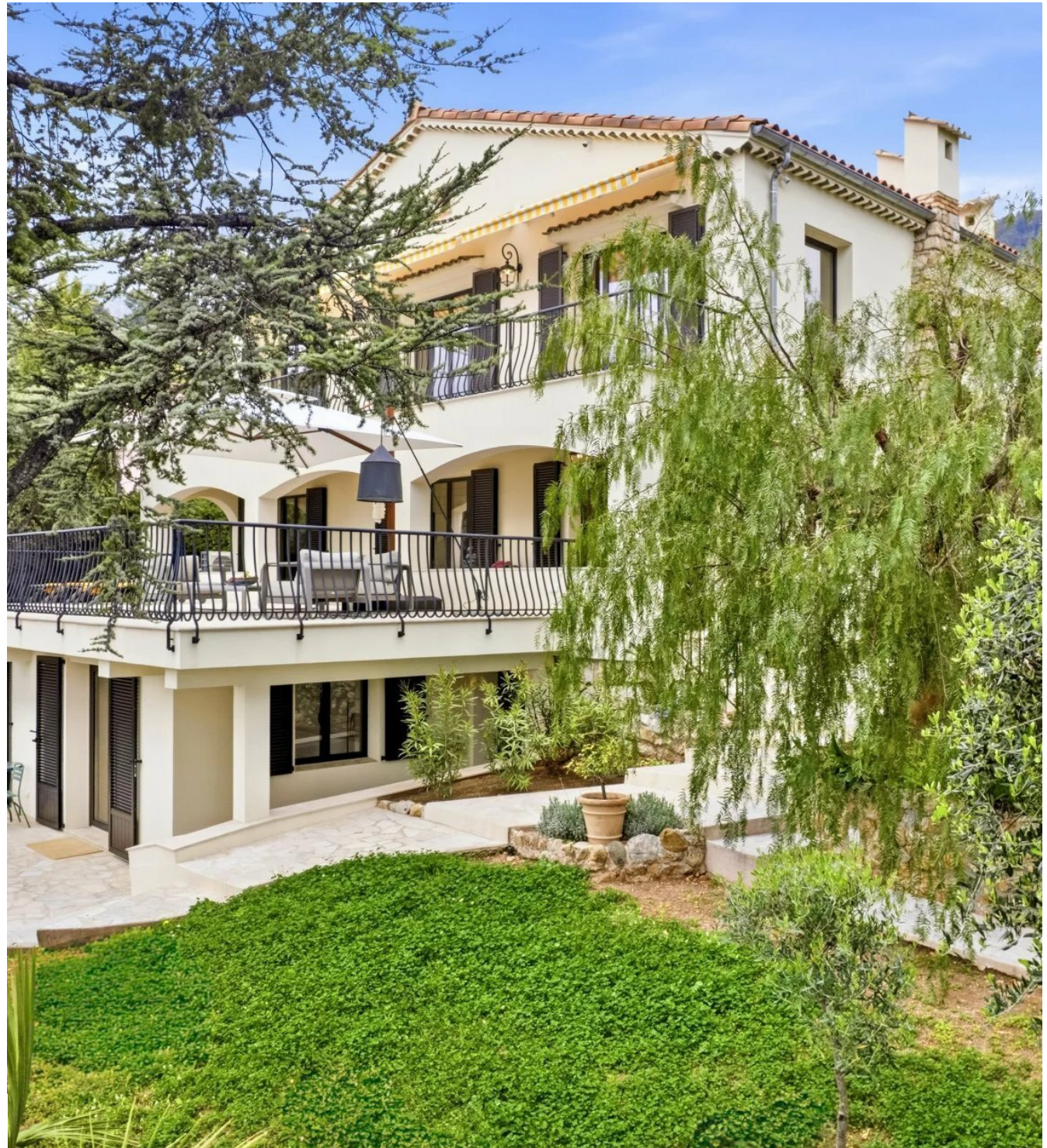
London, Country & International Property

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06190 FRANCE

Just 5 minutes from Monaco, in the highly sought-after Hameau area of Roquebrune-Cap-Martin, this fully renovated villa enjoys spectacular panoramic sea views and an ideal south-facing exposure. Offering 270 sqm of living space on landscaped grounds of 1,418 sqm, the property is composed as follows: Main level: spacious and bright living room with fireplace opening onto a large terrace, two en-suite bedrooms, office/dressing room, guest WC. Garden level: dining room with fully equipped open-plan kitchen, master suite with bathroom and shower, one bedroom with shower room, laundry/storage room and independent access.

**270 m,
Swimming pool**

€4,800,000



Lower level: independent apartment with living room, kitchen and shower room with WC, ideal for guests or staff. Outdoors, the villa features over 100 sqm of terraces and balconies, a Mediterranean garden with century-old olive trees, a heated swimming pool, and parking for 3 to 4 vehicles. Possibility of extension (subject to planning permission), a rare asset in this area. An elegant, complete and scalable property, ideal as a primary or secondary residence on the French Riviera. Property tax: €2,712 Fees: 5% payable by the seller Information on potential risks for this property is available on: georisques.gouv.fr



