COLDWELL BANKER
EUROPA REALTY

House Roquebrune-Cap-Martin 270 m²



SALE PRICE : 4 800 000 €

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standingrealty@coldwellbanker.fr

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DESCRIPTION

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.

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

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FEATURES

Property type:	House	Area:	270.0 m²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 228

Greenhouse gas emissions (GHG) index: C 22

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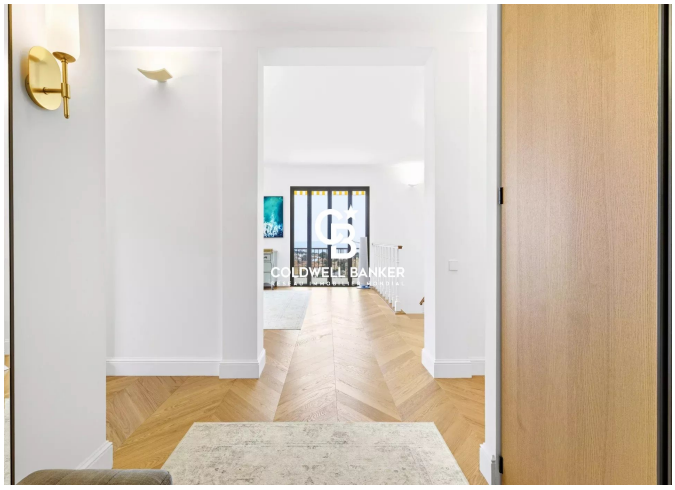





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