

Maison Roquebrune-Cap-Martin 229 m²



PRIX DE VENTE : 3 995 000 €

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DESCRIPTION

Located in a sought-after area of Roquebrune-Cap-Martin, this villa of 229,60 sqm combines modern elegance with absolute comfort.

Upon entry, the living space is organized around a spacious lounge with a stylish open-plan kitchen, fully opening onto the outdoors.

The master suite benefits from a large walk-in closet and a refined en-suite bathroom with sea view. Three additional bedrooms, each equipped with storage and modern bathrooms, ensure comfort and privacy for both family and guests.

An independent apartment completes the property, ideal for hosting, setting up an office, or creating a wellness area.

Outside, the villa opens onto a magnificent landscaped garden with a swimming pool and pool house.

Highlights: generous volumes, high-end finishes, outbuilding, swimming pool, closed garage, and a peaceful setting in immediate proximity to Monaco.

Agency fees payable by the seller

Property tax: €1,800/year

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	229.6 m ²	NB de pièces :	5 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

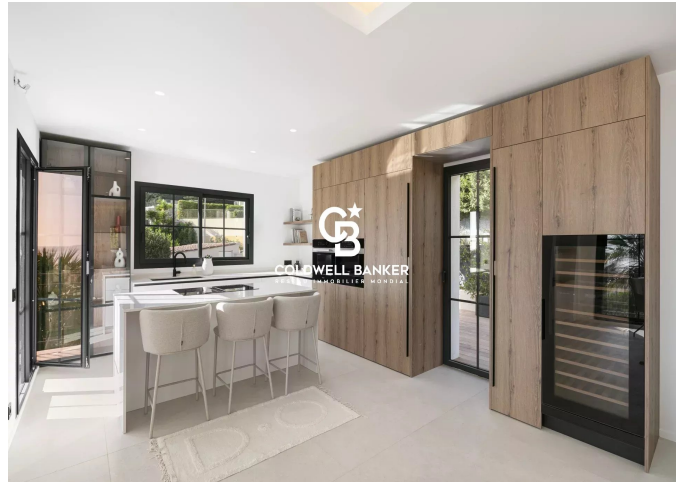
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 222

Indice d'émission de gaz à effet de serre (GES) : B 7



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