

Maison Roquebrune-Cap-Martin 270 m<sup>2</sup>

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PRIX DE VENTE : 4 800 000 €

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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](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	270.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	8 rooms	NB de chambres :	5 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

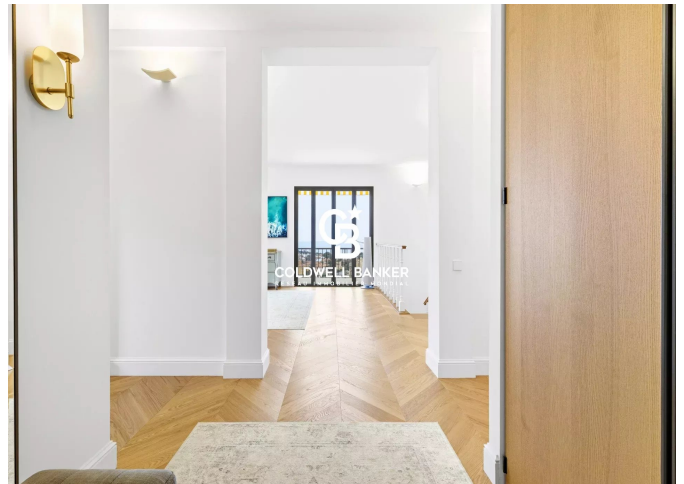
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 228

Indice d'émission de gaz à effet de serre (GES) : C 22



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