

# BY BLUE

## INTERNATIONAL REALTY

Roquebrune-Cap-Martin, Villa with Swimming Pool and Exceptional View of the Sea and Monaco



Roquebrune-Cap-Martin - 4 750 000 €

Ref. 85897324

Situated on the heights of Roquebrune-Cap-Martin, superb villa in excellent condition with enchanting views of the sea and the Principality of Monaco.

This property features garages and several outdoor parking spaces with two entrances. The living areas are laid out on flat ground with superb covered terraces, flat lawns, a swimming pool with counter-current action surrounded by its own beach and a floodlit boules court.

In absolute peace and quiet, this villa comprises, on the garden level, a spacious, luminous living room opening onto the outside via five bay windows and featuring a fireplace, a beautiful kitchen also opening onto the outside with its scullery, an en suite bedroom with dressing room and large shower room with toilet, as well as a guest toilet.

The lower level, with its natural light, is currently used as a large gym and two storage areas. The upper level of the house, where the main entrance is located, distributes an en suite bedroom that opens onto a beautiful terrace with panoramic sea views, a bathroom with bathtub and the possibility of creating additional bedrooms.

# BY BLUE

## INTERNATIONAL REALTY

The property also features a lovely independent guest apartment.

Living area : 320 m<sup>2</sup>

Bedrooms : 5

Surface area of land : 1350.00 m<sup>2</sup>

Exposition : South

Rooms : 5

✓Swimming pool   ✓Sea view   ✓Terrace

Fees payable by vendor

# BY BLUE

INTERNATIONAL REALTY

