



5 900 000 €

For sale villa contemporaine

7 rooms

Surface : 286 m<sup>2</sup>

Surface of the land : 1000 m<sup>2</sup>

Exposition : Sud est

View : Mer panoramique

Inner condition : new

External condition : new

Features :

Pool, Lift, Salle de Gym, Double Glazing,

Automatic Watering, Laundry room,

Automatic gate, Calm

4 bedroom

3 bathrooms

2 garage

1 parking

#### Legal information

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Villa contemporaine Roquebrune-Cap-Martin

We are pleased to present this superb contemporary Californian-style villa, ideally located above the Golfe Bleu beach in Roquebrune-Cap-Martin, in a quiet environment a stone's throw from Monaco. This property offers a generous living space of 286 m<sup>2</sup> spread over three levels, offering panoramic sea views from all living areas. The house faces due south and benefits from abundant natural light thanks to its large bay windows opening onto a vast living room of 90 m<sup>2</sup>, a fully equipped open kitchen, 4 bedrooms including 2 master suites, an office, a gym and a sauna for optimal comfort. Its interior is newly renovated with modern and elegant materials, and for your comfort it has a heat pump heating system, an exclusive swimming pool, a private elevator, an individualized gym, a functional laundry room, an automatic gate opening onto a 40m<sup>2</sup> garage that can accommodate 2 cars for added security, and an outdoor parking space. Automated watering and...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 840 and 1190 € (reference year 2024)  
Document non contractuel - 22/12/2024

