

## ROQUEBRUNE CAP MARTIN - SUPERB VILLA WITH SWIMMING POOL

For sale France

5 300 000 €

This house to renovate, located in a popular private domain, comes with planning permission for a contemporary villa of 302 m<sup>2</sup>. Enjoy a wooded plot, a large terrace of 76 m<sup>2</sup> and an infinity pool, all with a breathtaking panoramic view of the sea.

|                 |                                          |             |            |
|-----------------|------------------------------------------|-------------|------------|
| Type            | For sale                                 | Total area  | 1 128 sqm  |
| Product type    | Villa                                    | Living area | 128 sqm    |
| Number of rooms | 5                                        | Land area   | 1 000 sqm  |
| District        | Village-Cros de Caste-Coupiere-Mont Gros | Bedrooms    | 2          |
| City            | Roquebrune-Cap-Martin                    | Parkings    | 1          |
| Country         | France                                   | Condition   | To refresh |
| View            | Panoramic sea views                      | Exposure    | South      |

### House to renovate with exceptional project in Roquebrune-Cap-Martin / Pinella:

Nestled in a quiet and sought-after area of Roquebrune-Cap-Martin, in a charming private domain of only 15 villas, this house to renovate of 217 m<sup>2</sup> (128 m<sup>2</sup> of living space) offers a unique opportunity for lovers of real estate projects. Sold with a building permit already granted and purged, you will have the opportunity to transform this property into a contemporary villa of 302 m<sup>2</sup> (250 m<sup>2</sup> living space), designed for modern comfort and elegance.

The project provides for a well-thought-out layout, including a welcoming entrance, a large bright living room and a spacious dining room, perfect for entertaining your guests. The semi-independent kitchen will allow you to cook while staying connected to family life or entertaining.

This modern villa will have six en-suite bedrooms, each with built-in wardrobes or walk-in closets, and six bathrooms or showers, providing your loved ones with unparalleled comfort. In addition, a large cellar and a technical room will complete this functional space.

The wooded land that surrounds the villa offers a beautiful area to enjoy nature and the outdoors. Imagine moments of relaxation on the large 76 m<sup>2</sup> terrace, ideal for alfresco dining or moments of conviviality, all embellished with an infinity pool that will make you live the experience of an oasis of well-being.

With spectacular panoramic sea views, this property allows you to enjoy the beautiful scenery of the French Riviera while enjoying the privacy and tranquility of a privileged residential setting.

This is a rare opportunity to invest in real estate with a construction project already in place, in one of the most sought-after areas in the region.

## ROQUEBRUNE CAP MARTIN - SUPERB VILLA WITH SWIMMING POOL





**MONACO PROPERTIES**  
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

**Monaco Properties**

14, boulevard d'Italie  
98000 Monaco

Phone : +377 97 97 33 97

Fax : +377 97 97 33 98

info@mpmonaco.com

www.monacoproperties.mc

## ROQUEBRUNE CAP MARTIN - SUPERB VILLA WITH SWIMMING POOL

