

Villa with Sea View for Sale Between Roquebrune-Cap-Martin and Monaco

For sale France

3 500 000 €

Elegant Mediterranean villa with panoramic sea views, just minutes from Monaco - Located just 5 minutes from Roquebrune-Cap-Martin train station and 10 minutes from the beaches and Monaco, this villa is ideal for Monaco-based professionals or Riviera lovers seeking a peaceful yet accessible retreat.

Type	For sale	Living area	306 sqm
Product type	Villa	Land area	1 665 sqm
Number of rooms	6	Bedrooms	5
District	Village-Cros de Caste-Coupiere-Mont Gros	Bathrooms	4
City	Roquebrune-Cap-Martin	Parkings	2
Country	France	Box	2
Condition	Very good condition	View	Sea
In collaboration with	RIVIERA PROPERTIES		

Roquebrune-Cap-Martin - Located in a peaceful residential area between Roquebrune-Cap-Martin and Monaco, this elegant villa offers a refined lifestyle surrounded by nature, with open views of the sea, the Bay of Menton, and the Saint-Michel Basilica.

Set within landscaped grounds of approx. 1,665 sqm, the property is arranged over four levels and benefits from generous volumes and exceptional natural light throughout. The main living area of approx. 85 sqm features a stylish open-plan kitchen and a bright lounge with large bay windows opening onto a sea-facing terrace. Each level enjoys breathtaking views over the bay of Menton, the Mediterranean Sea, and the Saint-Michel Basilica in the distance.

The villa includes five spacious bedrooms, two bathrooms, two shower rooms, and a fully equipped gym, offering comfort and privacy for family life or hosting guests year-round.

The beautifully landscaped garden is designed for relaxation and outdoor living. A sun-drenched swimming pool, a traditional summer kitchen with pizza oven, and a pétanque court create an ideal setting for enjoying the Riviera lifestyle.

Additional features include a large garage, electric gate, and reversible air conditioning.

The property is composed as follows:

Garden level:

- Landscaped Mediterranean garden with sea views
- Swimming pool with ideal exposure
- Summer kitchen with traditional pizza oven
- Pétanque court
- Large garage and electric gate

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Main level:

- Approx. 85 sqm open-plan living area with lounge and modern kitchen
- Large bay windows opening onto a sea-view terrace

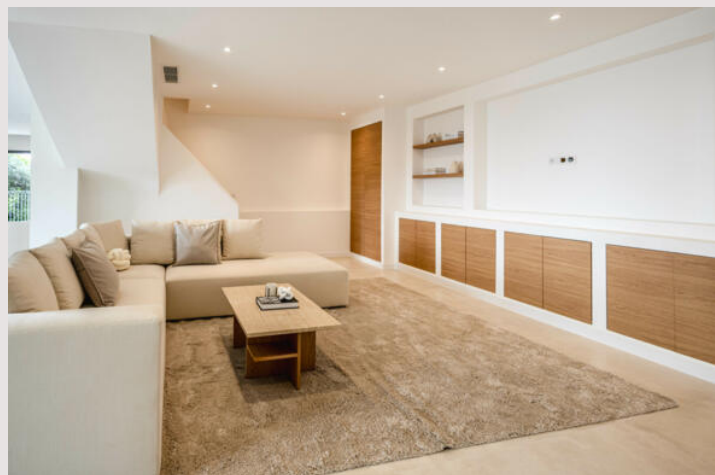
Upper floors:

- Five spacious bedrooms
- Two bathrooms and two additional shower rooms
- Fully equipped fitness room
- Each floor offers exceptional views over the sea and surrounding landscape

Reversible air conditioning ensures comfort in all seasons.

Located just 5 minutes from Roquebrune-Cap-Martin train station and 10 minutes from the beaches and Monaco, this villa is ideal for Monaco-based professionals or Riviera lovers seeking a peaceful yet accessible retreat.

A rare opportunity to acquire a private sea-view property on the Côte d'Azur.





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

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