

# Roquebrune Cap-Martin: 160 m<sup>2</sup> villa with panoramic sea and Monaco views:

159 m<sup>2</sup> — 5 rooms

Reference : L16862

*In a highly sought-after area overlooking Cap-Martin and the bay of Golfe Bleu, with panoramic views of the sea and the Principality of Monaco:*

*Property with approximately 160 m<sup>2</sup> of living space + terraces, spread over two levels arranged as follows:*

*On the upper level, a flat with independent access comprising an entrance hall with cupboards, kitchen, water closet, bathroom, bedroom, living/dining room, terrace off the bedroom and a balcony with terrace off the living room and south-facing kitchen.*

*On the lower level, a flat with independent access comprising a hallway, separate kitchen, bathroom, separate water closet, two bedrooms, one with built-in cupboard, living room and terrace off the living room.*

*This property has a planted garden with swimming pool and terrace, all in an idyllic setting not far from the town centre and all amenities.*

*South - South-West facing - Optimum exposure to the sun - Absolute peace and quiet.*

*Private parking.*

*Small pedestrian access via around twenty donkey steps.*

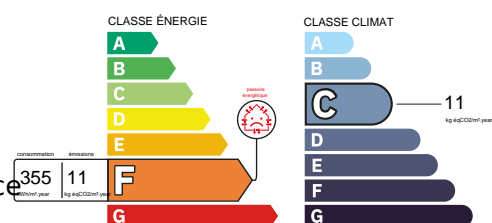
*Real opportunity - Rare in the area.*

*"Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>.*

1,484,000 €



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Not contractual information

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