



NEWLY RENOVATED VILLA WITH PANORAMIC VIEWS IN CAP MARTIN – A STONE'S THROW FROM MONACO

www.leggettprestige.com

NEWLY RENOVATED
VILLA WITH PANORAMIC
VIEWS IN CAP MARTIN – A
STONE'S THROW FROM
MONACO...



PROPERTY FACT FILE	
REFERENCE	A34562CAA06
PRICE	€ 3,950,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	3
ACCOMMODATION	198 m ²
LAND	1266 m ²
TOWN	Roquebrune-Cap-Martin
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Villa
CONDITION	New Build
FEATURES	Swimming Pool, Mains Drains, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Prime Location in Cap Martin
- Turnkey, High-End Renovation
- Stunning Views & Bright Interiors
- Luxury Living Spaces
- Beautiful Outdoor Area with Pool & Garden

NEWLY RENOVATED
VILLA WITH PANORAMIC
VIEWS IN CAP MARTIN –
A STONE'S THROW FROM
MONACO...

Ref : A34562CAA06

In the prestigious Cap Martin on the French Côte d'Azur, this exquisite, newly rebuilt villa has been crafted to the highest standards by a French-Italian team of architects.

Offering a seamless blend of contemporary elegance and

DESCRIPTIF

Exceptional Design & Modern Comfort:

With 198 sq.m. of refined living space spread over two levels, this villa boasts top-quality materials, a state-of-the-art home automation system, Miele appliances, and air conditioning in every room. Large windows flood the interiors with natural light, highlighting breathtaking views of the surrounding landscape, coastline, and rolling hills extending to the French-Italian border.

Elegant Living Spaces:

Ground Floor: A bright and airy open-plan living area with stunning views, a modern fully equipped kitchen, a guest toilet, and a storage room.

Garden Level: Three spacious en-suite bedrooms, each with a walk-in closet and direct access to the lower terrace. A dedicated laundry room completes this level.

Outdoor Oasis:

Set on a 1,266 sq.m. plot, the beautifully landscaped garden features a variety of fruit trees, including oranges, lemons, pomelos, and figs. Enjoy sunny afternoons by the swimming pool, or unwind in the expansive outdoor spaces designed for relaxation and entertainment. The property also includes a private parking area for three vehicles, complete with an electric vehicle charger.

Prime Location:

Perfectly positioned just a short stroll from the beach and the renowned Parc du Cap Martin, home to centuries-old olive groves, this villa offers a serene retreat while being only 20 minutes from Monaco and under 40 minutes from Nice International Airport.

List of rooms:

Ground floor :
78.1 m² living room - 8.49 m² ki

More Online :
<https://leggettprestige.com/luxury-property-for-sale/view/A34562CAA06>

COMPLETE FILE AND PHOTO ON REQUEST

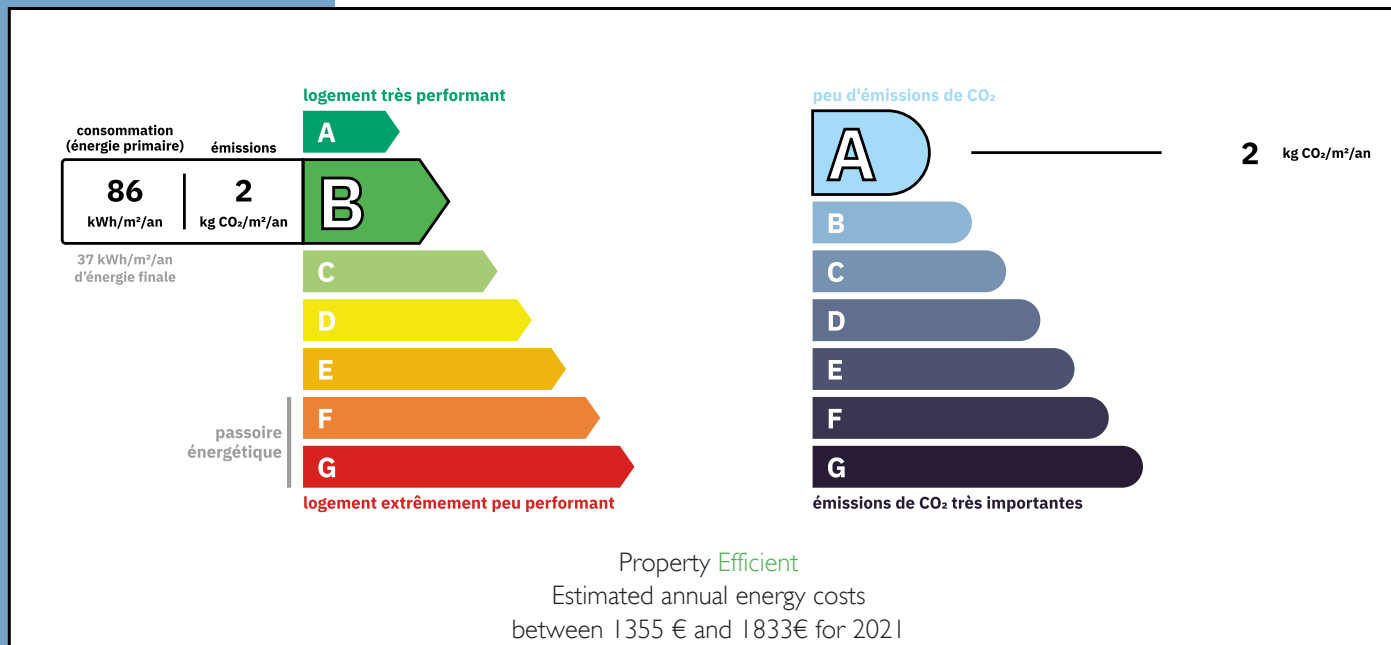


NEWLY RENOVATED VILLA
WITH PANORAMIC VIEWS IN
CAP MARTIN – A STONE'S
THROW FROM MONACO...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A34562CAA06

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A34562CAA06
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr