



PROPERTY IN CAP MARTIN, NEAR MONACO –
REFINED LUXURY, PANORAMIC VIEWS,
SWIMMING POOL - UNDER OFFER

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– REFINED LUXURY,
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UNDER OFFER...



PROPERTY FACT FILE

REFERENCE	A34562CAA06
PRICE	€ 3,490,000 £ 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	
FEATURES	Swimming Pool, Mains Drains, Private parking

*Price based on current exchange rate which is subject to change



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

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UNDER OFFER - Situated near the Principality of Monaco, in an exclusive residential neighbourhood just steps from the sea, this magnificent luxury property is nestled in the heart of prestigious Cap Martin, one of the most sought-after locations on the French Riviera, known for its natural beauty and refined lifestyle.

DESCRIPTION

Exceptional Design & Modern Comfort

With a living area of 198 m² spread over two levels, the villa offers high-end features.

Large bay windows flood the interiors with natural light, highlighting the breathtaking views of the surrounding landscape, the coastline, and the hills stretching all the way to the Italian border. Luxury finishes with fine materials, a cutting-edge home automation system, Miele appliances, and air conditioning throughout the house provide every modern comfort one could wish for.

Elegant Living Spaces.

The villa consists of two levels. The Ground Floor, featuring a spacious, light-filled living room with panoramic views, a fully equipped modern kitchen, a guest toilet, and a storage area. The Garden Level, where you will find three large master suites, each with its own private bathroom and dressing room, with direct access to the lower terrace. A laundry room completes this level.

Exceptional Outdoor Spaces

Set on a 1,266 m² plot, the property features a landscaped Mediterranean garden planted with a variety of fruit trees (orange, lemon, grapefruit, fig) and a magnificent swimming pool offering sublime views of the coastline—perfect for relaxing in an idyllic setting designed for well-being and conviviality. The villa also includes a private parking area for three vehicles, equipped with an electric vehicle charging station.

An Ideal Location

Ideally located, the property is just a few minutes' walk from the beach and the famous Cap Martin...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

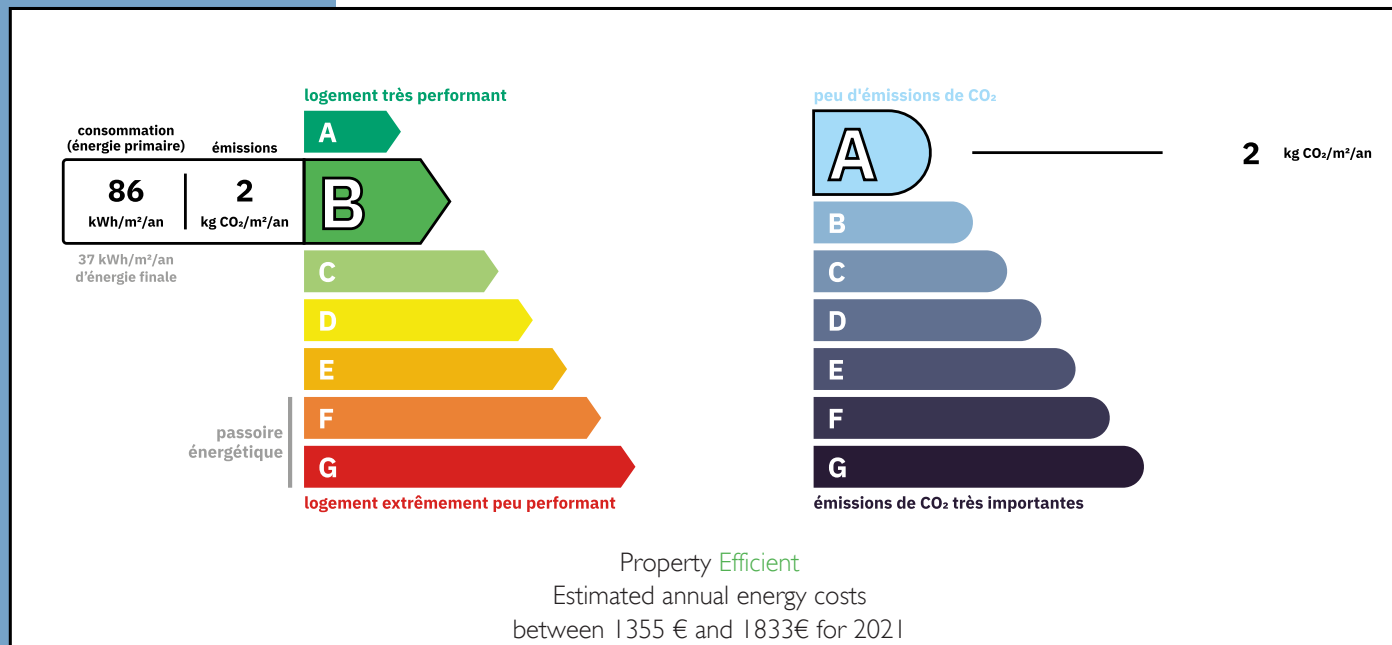
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ENERGIE-DPE

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



NOTICE

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

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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
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AND PHOTOS
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