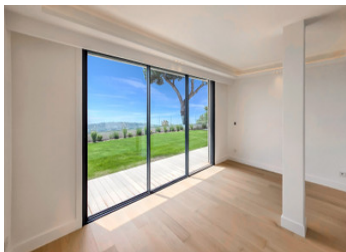


## Roquebrune Cap Martin - Luxury villa overlooking the Mediterranean sea , 4 bedrooms, swimming pool



### INFORMATION

<b>Town:</b>	<b>Roquebrune-Cap-Martin</b>
<b>Department:</b>	<b>Alpes-Maritimes</b>
<b>Bed:</b>	<b>4</b>
<b>Bath:</b>	<b>4</b>
<b>Floor:</b>	<b>240 m2</b>
<b>Plot Size:</b>	<b>1100 m2</b>



### IN BRIEF

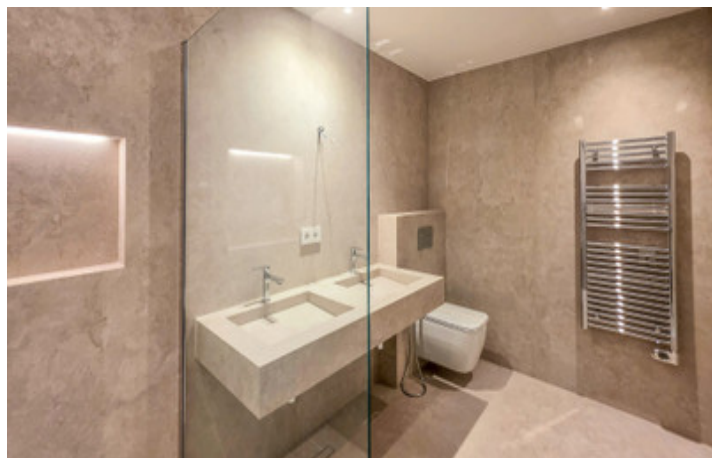
Roquebrune Cap Martin. Between Menton and Monaco, on the hills with a breathtaking view of the Mediterranean sea. This new build villa of 240 sqm of living space is set on 2 levels. The 1st level has the entrance leading you into a large living/dining room opening unto a large terrace, a fully fitted kitchen, a master bedroom with walk-in dressing and bathroom. The lower floor has 3 bedrooms all en-suite, guest toilets, dressing, laundry room. Set on 1100 sqm of land, it has a swimming pool and beautiful gardens. Garage for 2 cars as well as private parking spaces.

### ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Roquebrune Cap Martin. Between Menton and Monaco, on the hills with a breathtaking view of the Mediterranean sea. This new build villa of 240 sqm of living space is set on 2 levels. The 1st level has the entrance leading you into a large living/dining room opening unto a large terrace, a fully fitted kitchen, a master bedroom with walk-in dressing and bathroom. The lower floor has 3 bedrooms all en-suite, guest toilets, dressing, laundry room.

Set on 1100 sqm of land, it has a swimming pool and beautiful gardens.

Garage for 2 cars as well as private parking spaces.

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

## NOTES