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Ref: A48931SST06 Price: 5 300 000 EUR

agency fees to be paid by the seller

Roquebrune-Cap-Martin – Exceptional Sea View Mansion to Renovate, Minutes from Monaco















INFORMATION

Town:	Roquebrune-Cap-Martin
Department:	Alpes-Maritimes
Bed:	7
Bath:	7
Floor:	512 m2
Plot Size:	1334 m2

IN BRIEF

Just minutes from Monaco, discover this exceptional period mansion in Roquebrune-Cap-Martin, boasting breathtaking panoramic views over the Mediterranean Sea and Cap Martin.

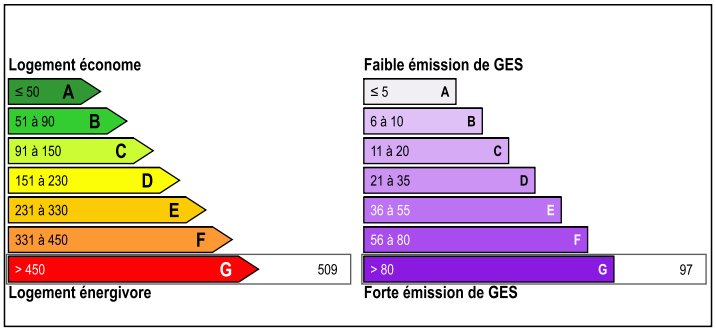
Set within approximately 1,300 sqm of landscaped grounds, this elegant Niçois-style property offers 512 sqm across four main levels, currently divided into seven independent apartments, each with its own balcony or terrace.

South-east facing and only 200 metres from the sea, the property requires renovation and offers outstanding potential to create a magnificent luxury residence.

A proposed renovation project transforming the building into an exclusive private mansion with swimming pool is available on request.

Ideally located close to Monaco and approximately 25 km from Nice International Airport, this is a rare opportunity for international buyers and investors seeking a prestigious renovation project on the French Riviera.

ENERGY - DPE



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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.

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NOTES

DESCRIPTION

Roquebrune-Cap-Martin – Exceptional Period Mansion with Panoramic Sea Views, Minutes from Monaco

A rare opportunity to transform an elegant French Riviera mansion into an exceptional luxury residence, with breathtaking Mediterranean views.

Located in the desirable Carnolès area of Roquebrune-Cap-Martin, just minutes from the Principality of Monaco, this remarkable Niçois-style mansion offers an exciting opportunity for buyers seeking a prestigious renovation project on the French Riviera.

Enjoying spectacular panoramic views over the Mediterranean Sea and Cap Martin, the property combines traditional Riviera architecture, generous proportions and an exceptional coastal location.

An elegant property with remarkable potential

Set within approximately 1,300 sqm of tree-lined grounds, the mansion offers around 512 sqm of accommodation arranged over four main levels, excluding annexes.

The building is currently divided into seven independent apartments, each benefiting from its own balcony or terrace, allowing residents to enjoy the Mediterranean climate and beautiful sea views.

With its south-east orientation, the property benefits from excellent natural light throughout the day.

The accommodation currently includes:

- Approximately 512 sqm of space.
- Around 1,300 sqm of land.
- Seven independent apartments.
- Eleven rooms in total.
- A 45 sqm living...