



## Belle Époque Villa

For sale

8 500 000 €

Product type  
**House**

Num rooms  
**6**

City  
**Roquebrune-Cap-Martin**

Country  
**France**

Living area  
**400 m<sup>2</sup>**

Bedrooms  
**4**

Ref.  
**BSM230139**

This exceptional Belle Époque jewel built in 1900 enjoys a panoramic view of Monaco, Cap Martin and the Mediterranean Sea, offering a splendid setting in a living area of 400M2 on three levels.

An entrance hall leading to the living-dining room, an office, library and the staircase leading to the three bedrooms on the first floor.

A walk-in closet, two bathrooms, an individual balcony in each bedroom and a breathtaking sea view all with painted frescoes ceilings.

A panoramic terrace surrounding the house giving access to the swimming pool, the Jacuzzi sauna area, the summer kitchen, and the lower level of the house with its rose garden, its exotic garden with its citrus groves.

A staircase with direct access to the beach of Le Buse only a five-minute walk away, three parking spaces two of which are covered, and an individual apartment complete this exceptional property reflecting the taste and art of living of the Côte d'Azur, a stone's throw from Monaco and a few miles away from Italy. A property to renovate that will give satisfaction and a unique opportunity to be the owner of a timeless villa.





