



## BEAUTIFUL ARTIST'S VILLA

For sale

2 800 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>306 m<sup>2</sup></b>	<i>Terrace area</i> <b>38,80 m<sup>2</sup></b>
<i>Land area</i> <b>1 660 m<sup>2</sup></b>	<i>Garden area</i> <b>1 000 m<sup>2</sup></b>
<i>Total area</i> <b>317 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>4</b>	<i>Parkings</i> <b>4</b>
<i>Cellars</i> <b>2</b>	<i>Condition</i> <b>Work required</b>
<i>Ref.</i> <b>AR 002</b>	

The property is located just a stone's throw away from the old village of Roquebrune and enjoys an idyllic setting, just 15 minutes away from the Principality of Monaco.

Discover this exceptional contemporary property, ideally located on the outskirts of the lovely village of Roquebrune, in a residential area with no overlooking neighbors, offering remarkable potential.

Enjoy a breathtaking and plunging view of the sea and Monaco, as well as a car access with several parking spaces.



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Page  
1/5

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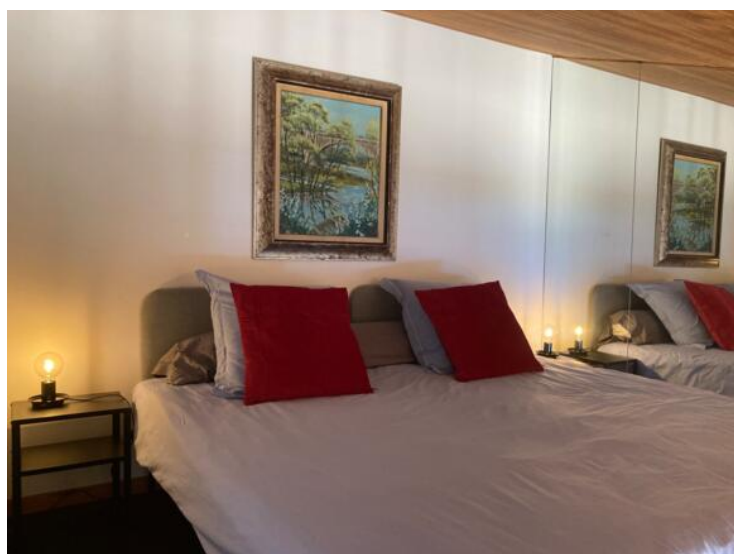
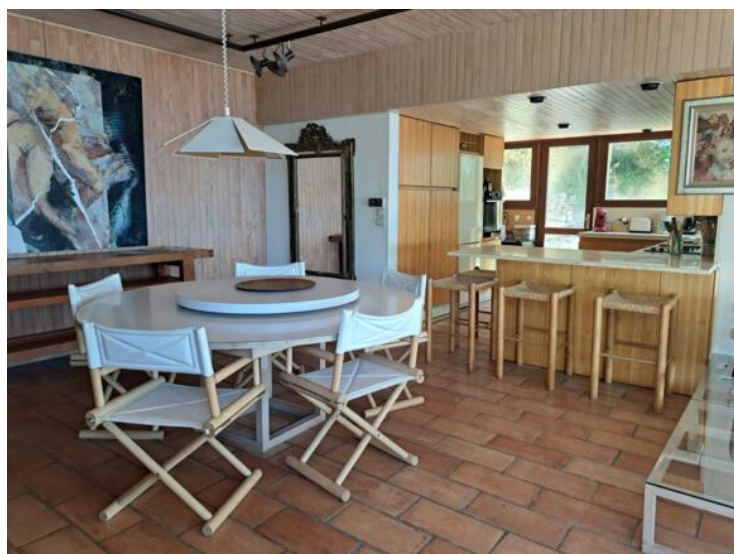
This architect-designed villa, built for an artist and his family, stands on a plot of over 1600 m<sup>2</sup> and offers a beautiful living area of 300 m<sup>2</sup>.

Its atypical architecture adapts perfectly to the environment, providing a magnificent view from every level. The entrance to the villa reveals a vast workshop space, divided into two parts and opening onto a terrace enhanced by a grotto. A reception area, spread over two levels, includes a dining room, a kitchen and a living room, extended by a terrace offering a panoramic view of Monaco and the sea. The night area consists of four bedrooms, two with mezzanine, two dressings, two bathrooms and two shower rooms.

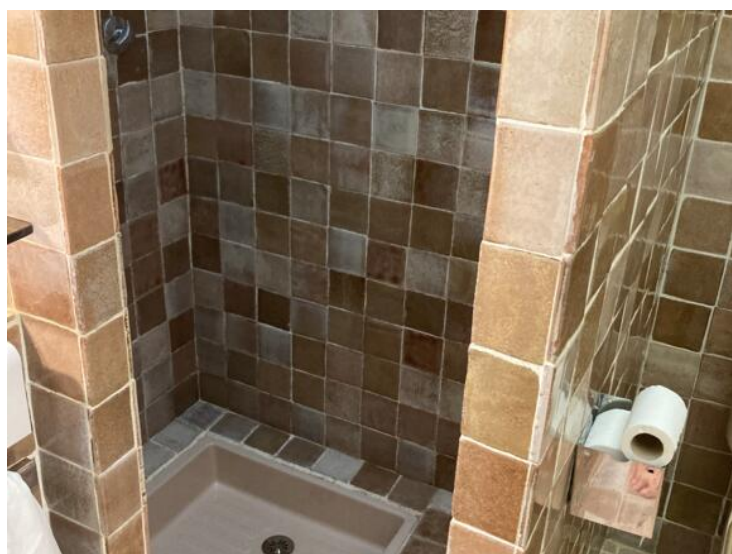
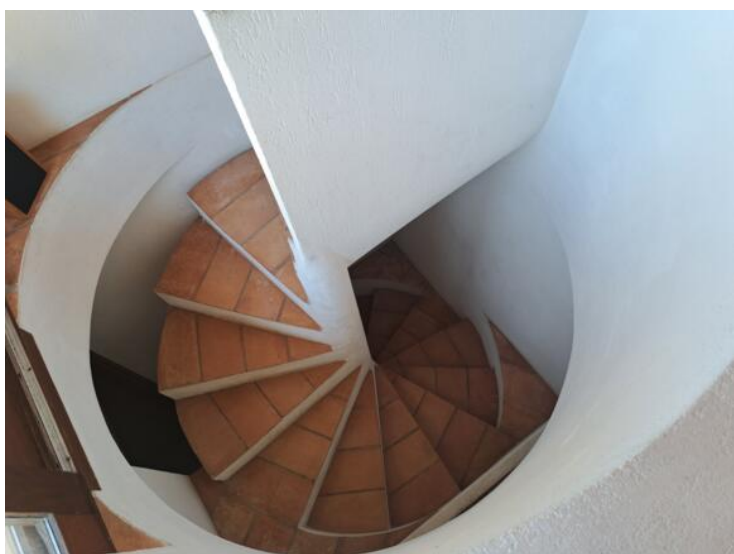
Although requiring updating work, this property offers undeniable potential to become a true haven of peace.













### Diagnostic de Performances Énergétiques

