



Charming villa in prestigious domaine of Cap Martin with Monaco

For sale

5 250 000 €

Product type House	Num rooms +5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 256 m²	Bedrooms 4	Condition New	Furnished Yes
Ref. 4808606			

EXCLUSIVE LOCATION - LA TORRACA - RARE Recently renovated stone-built villa offering a total of 260 m² of useable internal living space on just 2 floors, including a winter garden of about 30 m², built on only 2 floors and composed of a living room and dining room, a large kitchen with seating area which can be opened up to the living room, with currently 4 bedrooms and 3 bathrooms, and a guest toilet.

Built on one of the largest plots of land on avenue de la Torraca, of about 2,000 m². The property includes a generous pool area and a large 7 x 8 meter infinity swimming pool and a beautiful view of Monaco and the sea, as well as a sea view also looking towards Menton and the Italian coast from the first floor as the property is located on the cusp of avenue de la Torraca, benefiting from a double exposure and sunlight from sunrise to sunset, and complete tranquility and privacy.

In addition, thanks to the large plot of land of about 2,000 m² and the allowed building footprint of the house being 20% in this zone or 400 m², it means that one can still increase the size of the house to well over 500 m² of living space by adding an extra floor and extending the house (subject to building permit approval which takes about 6 months to receive but it was already confirmed by a renown architect).





The property is sold with a car port for 2 cars, plus parking for easily another 4 cars on-site.









