



## Full-floor waterfront villa with direct sea access

For sale

9 600 000 €

Product type <b>House</b>	Num rooms <b>+5 rooms</b>	City <b>Roquebrune-Cap- Martin</b>	Country <b>France</b>
Living area <b>355 m<sup>2</sup></b>	Land area <b>999 m<sup>2</sup></b>	Bedrooms <b>4</b>	Bathrooms <b>5</b>
Ref. <b>7305504</b>			

Located in Roquebrune Cap Martin, this magnificent villa relies on an open floor plan to really capture the light, sea breezes, and the gorgeous blues of the sea and sky.

Recently renovated and tastefully decorated, the villa has excellent amenities such as:

- An open kitchen with stunning views of the Mediterranean sea.
- A very long teak balcony.
- A private garden.
- A superb terrace with a solarium which has its own access to the sea.
- 1 master bedroom with its en-suite bathroom and dressing room and direct access to the sea.
- 1 children's bedroom where the beds can be separated, as well as a bathroom with a double shower.
- 2 bedrooms with dressing room and bathroom for each of them overlooking the garden.
- A laundry-type room with an extra bed for staff.
- An office/bedroom for an additional child.

The exteriors of the house:

- Outdoor parking for three vehicles.
- A garden with a play area for children.





- A very beautiful terrace just two meters from the sea, with sofa and deckchair to enjoy the sun.
- A direct access to the sea with a small platform to slip into the water, a shower is also present to be able to rinse off after swimming.

A rare opportunity to rent a true seafront villa with a five star amenities located in Roquebrune Cap Martin !





