



## Fantastic Villa just 2 min. away from Monaco in a private domain

For sale

Price on request

<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>790 m<sup>2</sup></b>	<i>Total area</i> <b>2 500 m<sup>2</sup></b>	<i>Bedrooms</i> <b>+5</b>	<i>Parkings</i> <b>+5</b>
<i>Condition</i> <b>Very good condition</b>	<i>Furnished</i> <b>Yes</b>	<i>Ref.</i> <b>MCR11222</b>	

In a private and secure domain, 2 steps away from the Principality of Monaco; beautiful Californian style villa in perfect condition with a fantastic sea view over Monaco and Cap Martin. Exposed South, the main house has a living area of 790 m<sup>2</sup>, built on 3 levels and benefits of 2500 m<sup>2</sup> of land. The guest house has an approximate living area of 175 m<sup>2</sup>.

1. Ground level: 289 m<sup>2</sup>

- entrance hall,
- large living room,
- dining room,
- kitchen,
- small office,
- guest toilet,
- large bedroom with cupboards and bathroom with jacuzzi, and shower room,
- large bedroom with cupboards and bathroom and shower room,
- terraces 450 m<sup>2</sup>.



- Heated swimming pool.
- 2. First level: 122 m<sup>2</sup>
  - master apartment 150 m<sup>2</sup>
    - o large living room,
    - o master bedroom
    - o dressing room,
    - o bathroom (hammam),
  - terraces 360 m<sup>2</sup>
  - access to roof terrace 148 m<sup>2</sup>.
- 3. Garden level: 128 m<sup>2</sup>
  - large bedroom with cupboards and bathroom and shower room,
  - large bedroom with cupboards and bathroom and shower room,
  - bedroom with shower room,
  - laundry room,
  - wine cellar,
  - terrace;
- 4. Guest House of 140 m<sup>2</sup> with terrace.
  - bedroom with cupboards and bathroom
  - bedroom with cupboards and bathroom
  - living room,
  - dining room,
  - kitchen,
  - small office,
- 5. Service apartment 60 m<sup>2</sup>.
  - bedroom with cupboards and bathroom
  - living room,
  - kitchen,
- 6. Heated floors
- 7. Air conditions
- 8. Heated swimming pool.
- 9. Sauna
- 10. Garage: 3 cars.
- 11. Parking for 5 cars.



