



# WOLF & RAVEN

MONACO REAL ESTATE

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Unique sea view property with character only minutes from Monaco.

For sale

Sole agent

5 500 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>6</b>
<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>265 m<sup>2</sup></b>
<i>Land area</i> <b>1 320 m<sup>2</sup></b>	<i>Bedrooms</i> <b>5</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>WLH1</b>

Unique sea view property with character, located on the Golfe Bleu only minutes from Monaco and the prestigious Cap-Martin. The property consists of a main villa and a guest/staff house with private elevator. It has double access from two streets. Outside parkings and one garage. Entirely south-facing and in a calm and green mature environment, the villa Bel-Roc offers from all rooms magnificent panoramic views of the sea, on the Principality of Monaco with its Oceanographic Museum, as well as views of the Domaine Privée de Cap-Martin, Roquebrune and on the Villa La Vigie - former home of Karl Lagerfeld. Built on a plot of 1'320 sq.m the main villa consists of approximately 230 sq.m on two levels, with a living room, dining room, kitchen, guest room and bathroom on the first floor and an atrium, two further bedrooms, two further bathrooms, 1 toilet and a laundry room on the lower floor. The guest



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Ref. : WLH1

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house of approximately 35 sq.m consists of a living room, one bedroom and a bathroom. Large terraces, several storage rooms, a mature beautiful garden, a heated swimming pool, several lounge areas and a garage complete this exceptional property. A building permit has been obtained to add a bigger swimming-pool and a 6 car garage at the bottom of the property, should the buyer wish to expand. The bay of Cabbé is characterized by a unique environment. Its beaches with fresh water sources attract many vacationers. The various Belle-Epoque properties around the bay bring prestige and historical connotations. Only a few minutes away from Monaco and Italy, the villa's strategic position allows you quick access to various transport networks. 35 minutes from Nice international airport.





