





PROPERTY IN CAP MARTIN, NEAR MONACO -REFINED LUXURY, PANORAMIC VIEWS, SWIMMING POOL - UNDER OFFER

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PROPERTY IN CAP
MARTIN, NEAR MONACO
– REFINED LUXURY,
PANORAMIC VIEWS,
SWIMMING POOL -





### PROPERTY FACT FILE

REFERENCE A34562CAA06

PRICE € 3,490,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 3

BATHROOM 3

ACCOMMODATION 198 m<sup>2</sup>

LAND 1266 m<sup>2</sup>

TOWN Roquebrune-Cap-Martin

DEPARTMENT

LOCATION Coastal

TYPE Maison de Vacances, House, Villa

CONDITION

FEATURES Swimming Pool, Mains Drains,

Private parking

\*Price based on current exchange rate which is subject to change





- Prime Location in Cap Martin
- Turnkey, High-End Renovation
- Stunning Views & Bright Interiors
- Luxury Living Spaces
- Beautiful Outdoor Area with Pool & Garden

UNDER OFFER - Situated near the Principality of Monaco, in an exclusive residential neighbourhood just steps from the sea, this magnificent luxury property is nestled in the heart of prestigious Cap Martin, one of the most sought-after locations on the French Riviera, known for its natural beauty and refined lifestyle.

### **DESCRIPTIF**

Exceptional Design & Modern Comfort

With a living area of 198 m<sup>2</sup> spread over two levels, the villa offers high-end features.

Large bay windows flood the interiors with natural light, highlighting the breathtaking views of the surrounding landscape, the coastline, and the hills stretching all the way to the Italian border. Luxury finishes with fine materials, a cutting-edge home automation system, Miele appliances, and air conditioning throughout the house provide every modern comfort one could wish for.

#### Elegant Living Spaces.

The villa consists of two levels. The Ground Floor, featuring a spacious, light-filled living room with panoramic views, a fully equipped modern kitchen, a guest toilet, and a storage area. The Garden Level, where you will find three large master suites, each with its own private bathroom and dressing room, with direct access to the lower terrace. A laundry room completes this level.

#### Exceptional Outdoor Spaces

Set on a 1,266 m² plot, the property features a landscaped Mediterranean garden planted with a variety of fruit trees (orange, lemon, grapefruit, fig) and a magnificent swimming pool offering sublime views of the coastline—perfect for relaxing in an idyllic setting designed for well-being and conviviality. The villa also includes a private parking area for three vehicles, equipped with an electric vehicle charging station.

#### An Ideal Location

Ideally located, the property is just a few minutes' walk from the beach and the famous Cap Martin  $\,$ 

More Online :

https://leggettprestige.com/luxury-property-for-sale/view/A34562CAA06 COMPLETE FILE AND PHOTO ON REQUEST PROPERTY IN CAP MARTIN, NEAR MONACO – REFINED LUXURY, PANORAMIC VIEWS, SWIMMING POOL -UNDER OFFER...

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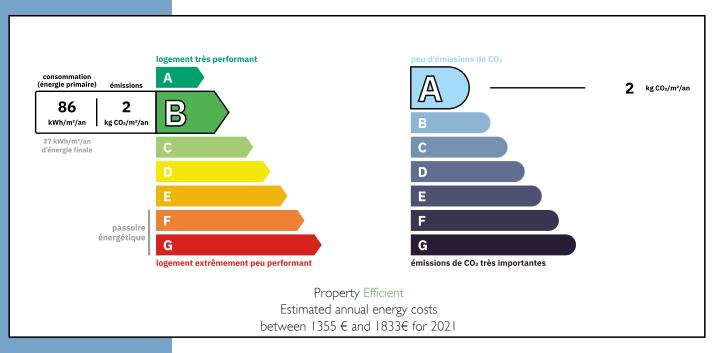


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https://www.georisgues.gouv.fr/

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## **ENERGIE-DPE**



Information about risks to which this property is exposed is available on the Géorisques website:

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# CONTACT

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Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr