



## Roquebrune-Cap-Martin

**4 900 000 €**

Belle Epoque residence overlooking the Principality

LIVING SURFACE **165 m<sup>2</sup>**

LAND SURFACE **43 m<sup>2</sup>**

BEDROOMS **3**

VIEW **Sea**

Sole Agent! Exceptional location. At the heart of a renowned domain, private, facing the Principality of Monaco and overlooking Cap Martin, located in a magnificent Belle Époque building constructed in 1890 by the architect Henri Schmidt, and set-in a park of lush vegetation and beautifully landscaped. A duplex apartment on the top floor with an élégant Louis XV style decoration, tuscan parquet replica of Versailles, lighting by Arizzi, composed of a splendid living room with beautiful terraces enjoying views of the Principality of Monaco, a dining room, three bedrooms, a room, two bathrooms with Devon & Devon, shower room, independent kitchen Kueppersbusch.

Attic space of 71sqm that can be converted to additional space. In a building adjoining an independent apartment, cellar, two garages and four private parkings. Marble roof terrace with panoramic sea views. The apartment is sold with space of 500smq in the park where it is possible to create a swimming pool with terraces. Privileged place. Walking distance to the beach.