

Villa Roquebrune-Cap-Martin House for renovation - Sea view panoramic - Close Monaco



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1 900 000 €

Agency fees borne by the vendor

LIVING SURFACE 245 m²

LAND 4 191 m²

BEDROOMS 5

VIEW Sea

Sole Agent! Situated in the highly sought-after residential area of Golfe Bleu in Roquebrune-Cap-Martin, within easy reach of Monaco, this villa for renovation set within extensive landscaped grounds. Benefiting from a south/south-east exposure, the property enjoys excellent natural light throughout the day and superb panoramic views over the Mediterranean, towards Cap Martin and the historic village of Roquebrune. The location is particularly appealing, just a ten-minute walk from the beaches of Golfe Bleu and Plage des Buses, as well as the railway station and public transport connections providing convenient access to Monaco. The villa is surrounded by a beautiful Mediterranean garden planted with lemon, orange, almond and fig trees, as well as palms. Three spacious terraces, totalling approximately 200 sqm, provide generous outdoor areas for dining, relaxation and entertaining, surrounded by greenery and overlooking the sea.

A water reservoir is also available for garden irrigation. Currently arranged as two independent living areas over two levels, the property comprises an entrance hall, a spacious living room with an inset fireplace, two separate kitchens, five bedrooms, two bathrooms, two WCs and ample storage space. A garage of approximately 20 sqm, a cellar housing the heating and hot water installations, and two private parking spaces complete the property. Additional parking is available within the driveway. Offering considerable potential for renovation and interior reconfiguration, the villa presents an excellent opportunity to create a distinctive family residence in a privileged setting, close to the beaches and Monaco. A rare opportunity to acquire a property with extensive Mediterranean grounds, generous outdoor spaces and magnificent panoramic sea views in one of Roquebrune-Cap-Martin's most desirable residential locations.

Property details

Floors	2	Heating system	Radiator, Fuel
Year built	1968	Cellar	Yes
Orientation	South, East	Garage	2
Property condition	Work required	Parking	6
		Land tax	2 532 € / year

























