

AN EXCEPTIONAL VILLA IN CAP MARTIN — WHERE THE RIVIERA REVEALS ITS MOST BEAUTIFUL SECRETS

Reference 06190_SS



DESCRIPTION OF THE PROPERTY

Some addresses are not meant to be told, they are meant to be lived. This prestigious villa in Cap Martin is the perfect example: a 194 m² gem completely redesigned by master craftsmen, set in one of the most sought-after areas of the French Riviera, just a few minutes' walk from Monaco and the iconic Customs Path. Here, Riviera heritage meets contemporary architecture with rare elegance. Textured façades with azure shutters, centuries-old olive trees lining the stone terrace, and natural light throughout the day: everything combines to make this property timeless while meeting the highest standards of modern luxury. Spaces designed for entertaining The ground floor opens onto a living room filled with natural light, where the "Hungarian point" parquet instantly sets the tone: understated elegance. The fully equipped bespoke light-wood kitchen blends seamlessly into the space. At the centre: a custom-made fluted wood and marble bar, perfect for long evenings, late drinks, and conversations that don't want to end. 4 suites, 4 atmospheres Each bedroom benefits from its own private bathroom — a luxury you only truly appreciate once you've experienced it. Master Suite: integrated dressing room, minimalist finishes, generous volumes — a naturally dominant bedroom. Mediterranean Suite: ample storage, direct garden light, Riviera spirit in every detail. Contemporary Suite: white marble, walk-in shower, clean lines — pure luxury without excess. Charming Suite (attic): exposed beams, round bed, designer freestanding bathtub and brushed copper fittings. The kind of room you don't want to leave. What makes the difference Prime location: Cap Martin, absolute peace, steps from Monaco and the Customs Path Private flat garden: stone terrace, majestic olive trees, no overlooking. A rare outdoor space in the area Full comfort: reversible air conditioning in every room, high-performance double glazing, home automation High-end renovation: marble, solid wood, brushed copper — timeless materials Flexibility: main residence, luxury second home, or both A turnkey 4-suite villa in Cap Martin is not an opportunity that comes often. Those who know, act fast. #DestinationRiviera

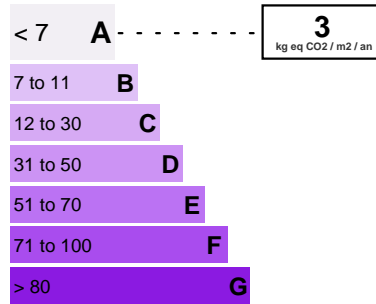
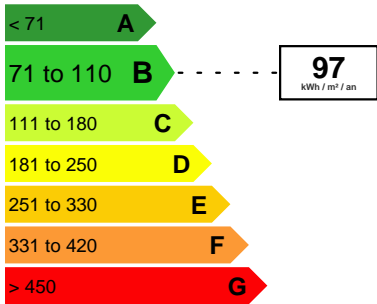
€ 2 205 000

Destination Riviera

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment
Sunday: Closed

FEATURES

City	Roquebrune-Cap-Martin	Free at the time of sale :	Yes
Surface :	194 m²	Honorary payable by :	seller
Carrez surface :	194 m²	Number of pieces :	7 pieces
Number of bedrooms :	4	Terrace surface :	350 m²
Garden surface :	50 m²	Fenced garden :	Yes
Type of parking :	Outside		



Date of energy audit :









