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**Destination Riviera**  
251 Promenade Albert Camus -  
06190 Roquebrune-Cap-Martin  
France

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## RENOVATED VILLA OF 131M<sup>2</sup> WITH SEA VIEW, TERRACES AND OUTBUILDING - ROQUEBRUNE-CAP-MARTIN

Reference 06190\_SB



### DESCRIPTION OF THE PROPERTY

Discover this charming, tastefully renovated villa, nestled in a peaceful setting with stunning sea views. With a total floor area of 131.34 m<sup>2</sup>, the main house boasts all modern comforts and generous living space. Upstairs, the 25.29 m<sup>2</sup> master suite is a haven of peace, with a private bathroom and spacious dressing room. Two other bedrooms (11.25 m<sup>2</sup> and 11.26 m<sup>2</sup>), ideal for children or guests, share a 2.60 m<sup>2</sup> bathroom with a separate 1.59 m<sup>2</sup> toilet, providing comfort and practicality. On the garden level, you will be immediately captivated by the large open-plan living space of 57.72 m<sup>2</sup>, combining a modern kitchen, a bright lounge and a convivial dining room. This level also has an additional bathroom of 1.96 m<sup>2</sup>. In addition, a 21.64 m<sup>2</sup> outbuilding offers additional flexibility, ideal for welcoming guests or using as a quiet workspace. There are plenty of terraces outside, including a magnificent 17.6 m<sup>2</sup> terrace on the garden level, perfect for soaking up the sun and enjoying the view. On the first floor, two south and south-east facing terraces (12.60 m<sup>2</sup> and 7.15 m<sup>2</sup>) extend the living spaces and offer moments of relaxation in complete privacy. This villa is a real opportunity, combining elegance, modernity and an exceptional setting. A corner of paradise in which to enjoy the Mediterranean. #DestinationRiviera

**Euro 2 499 000**

### FEATURES

City	Roquebrune-Cap-Martin	Surface :	132 m <sup>2</sup>
Honorary payable by :	seller	Carrez surface :	132 m <sup>2</sup>

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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



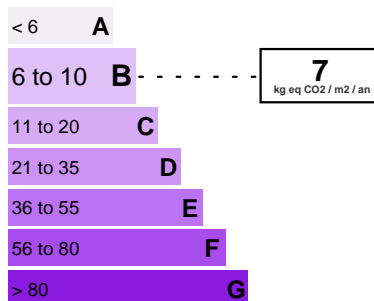
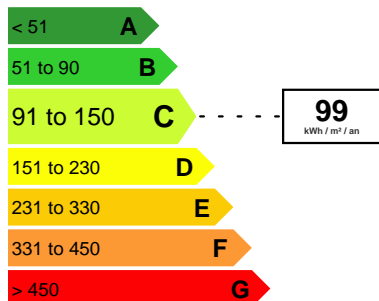
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Number of pieces :	0 piece	Number of bedrooms :	3
Terrace surface :	20 m²	Garden surface :	200 m²
Type of parking :	Outside		



Date of energy audit :



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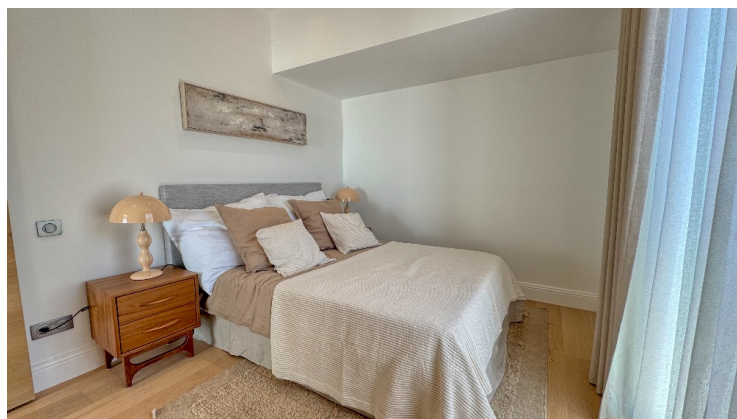
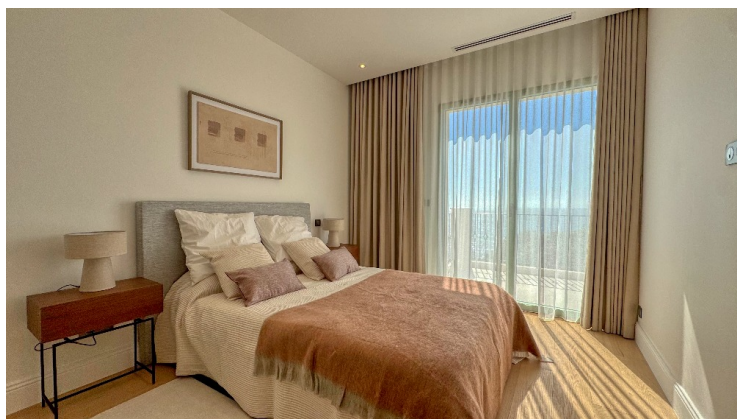
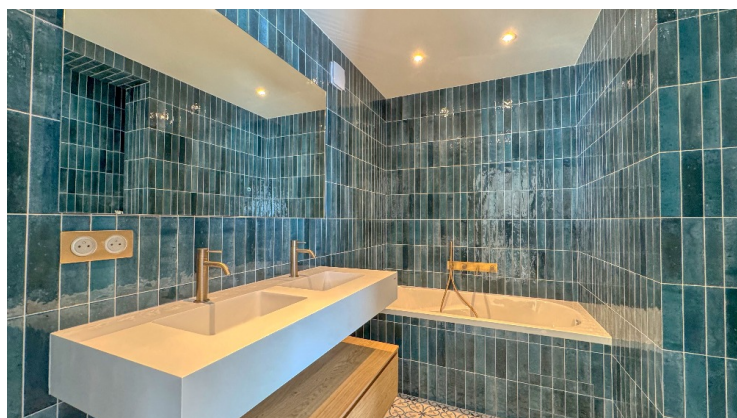
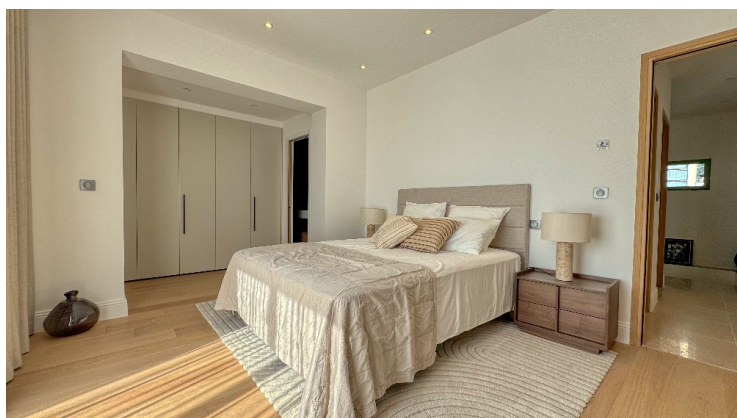


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