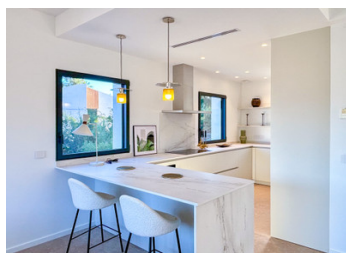


Prestigious Property Located in Cap Martin, Near Monaco – Refined Luxury, Panoramic Views, Swimming Pool



INFORMATION

Town:	Roquebrune-Cap-Martin
Department:	Alpes-Maritimes
Bed:	3
Bath:	3
Floor:	198 m2
Plot Size:	1266 m2



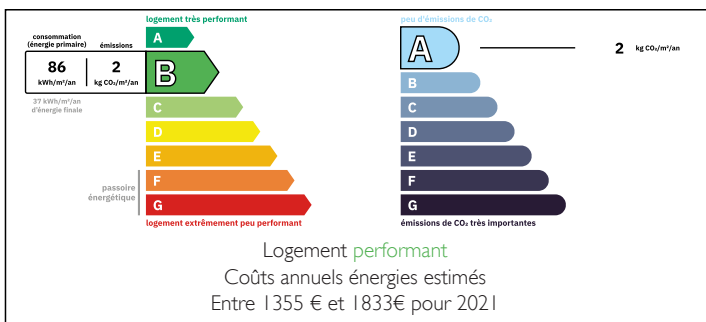
IN BRIEF

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.

Notable personalities such as Sir Winston Churchill, Coco Chanel, Le Corbusier, Empress Eugénie (widow of Napoleon III), and King Leopold II of Belgium have all stayed here.

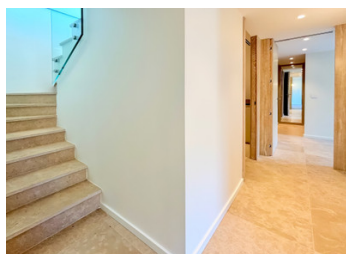
Fully renovated with the greatest care by a Franco-Italian team of architects, and surrounded by greenery with stunning views of the Mediterranean and the mountains, the villa has been specially designed as a haven of natural beauty with a living environment, combining contemporary elegance with Mediterranean charm.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 2520 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Design & Modern Comfort

With a living area of 198 m² 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 Park, home to some of the region's oldest olive trees, over 400 years old. Menton, the pearl of the...