

## ROQUEBRUNE CAP MARTIN - MAGNIFICENT CONTEMPORARY VILLA

**For sale France**

**5 300 000 €**

Experience the exception in Roquebrune-Cap-Martin in this new contemporary villa, offering a breathtaking view of the sea, a large bright living room, 4 elegant bedrooms and a swimming pool surrounded by sunny terraces. A secure haven of peace, where luxury and tranquility meet at every moment!

|                 |                       |             |                     |
|-----------------|-----------------------|-------------|---------------------|
| Type            | For sale              | Total area  | 2 258 sqm           |
| Product type    | Villa                 | Living area | 238 sqm             |
| Number of rooms | 5                     | Land area   | 2 020 sqm           |
| City            | Roquebrune-Cap-Martin | Bedrooms    | 4                   |
| Country         | France                | Parkings    | 2                   |
| Condition       | New                   | View        | Panoramic sea views |
| Exposure        | South                 |             |                     |

**ROQUEBRUNE CAP MARTIN:** Magnificent new contemporary villa, nestled in a private and secure domain, offering absolute calm and a dominant position. Enjoy a magical view stretching from Cap Martin to Menton, creating an idyllic living environment.

With a generous area of 238 m<sup>2</sup>, this villa stands out for its bright and well-laid out spaces. The large, spacious and welcoming living room is ideal for convivial moments with family or friends, and opens onto a semi-independent kitchen, perfectly equipped to meet all your culinary needs.

The villa has four bedrooms, including two Master suites with dressing rooms, guaranteeing you comfort and privacy. Each room is designed to provide a relaxing atmosphere and benefits from large terraces, perfect for enjoying the balmy evenings while admiring the breathtaking panorama.

Outside, you will be charmed by the beautiful swimming pool, surrounded by sunny terraces, ideal for cooling off and enjoying the Côte d'Azur sun. A double garage with electric gate and sheltered access to the house add a touch of practicality and security to this property.

The top-of-the-range services and maximum sunshine will guarantee you a luxurious and serene lifestyle, far from the hustle and bustle, while remaining close to amenities and beaches.

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