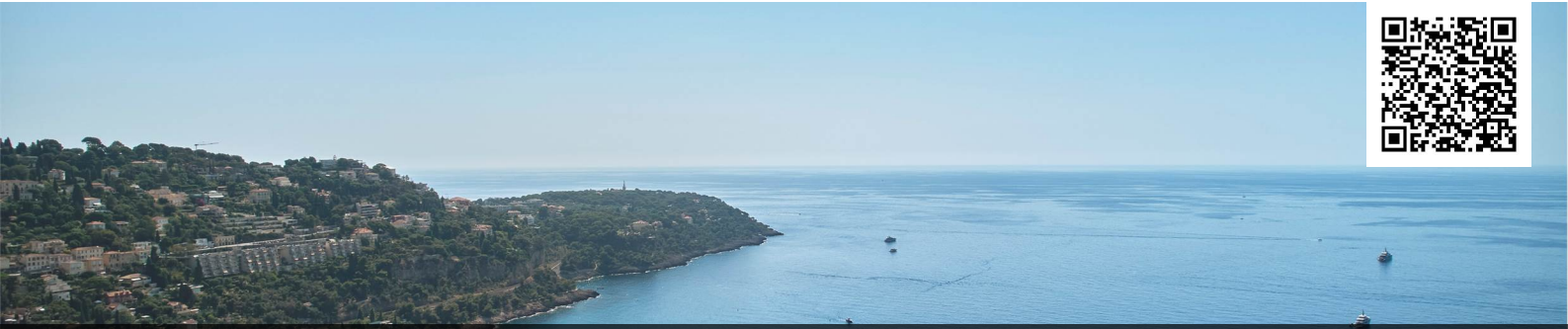


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Villa Sale in Roquebrune-Cap-Martin (06) 5 Av. Georges Drin

A Masterpiece of Elegance on the French Riviera

Immersed in the green hills of Roquebrune, in the south of France, stands an exclusive villa that combines the charm of modernity with the elegance of precious materials and the warmth of the surrounding landscape. Located in a privileged position, this magnificent residence offers a spectacular view of the sea of the French Riviera, making it a home like no other.

Key Features:

Modern Architecture: The villa stands out for its contemporary design that harmoniously integrates with the enchanting natural scenery of the Roquebrune hills.

Panoramic View: The elevated position of the villa offers a breathtaking view of the Mediterranean, ensuring a picturesque setting at any time of day.

Garden and Infinity Pool: The large garden, enriched by an infinity pool and lush vegetation, is the ideal place to relax and enjoy the surrounding tranquility.

Luxury Interiors: The interiors are an ode to Italian design, with large windows overlooking the sea and the pool, creating a bright and airy atmosphere. Every detail has been carefully crafted to offer an unparalleled experience of comfort and sophistication.

Unique Bedrooms: Each bedroom is conceived as a unique work of art, with original wallpapers, enveloping fabrics, and refined furniture that add a touch of elegance and personality.

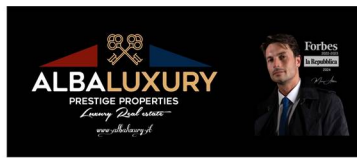
Equipped Gym: For those who love to stay active, the villa has a modern gym with a sea view, for an inspired and complete workout.

Location:

The villa is located in Roquebrune, a charming town along the beautiful French Riviera. Characterized by narrow cobbled streets, charming historic buildings, and a breathtaking view of the Mediterranean, Roquebrune enchants visitors with its authentic French charm. The area offers both relaxation and tranquility, as well as adventure and fun, meeting every need for an unforgettable stay.

A Unique Experience:

This residence is more than just a home; it is an exclusive and personalized experience. Every guest deserves to live in an environment that exudes luxury and well-being, and this villa offers just that: a perfect combination of elegance, comfort, and nature.



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INFORMATION

Ref.	France 01
Type	Sale
Category	Villa
Price	6,500,000.00
Annual Expense	
Year	
Energetic Class	A 92.21 kWh/m ² a

NUMBER

Rooms	8
Bedrooms	6
Bathrooms	3
Balconies + Terraces	
Floor	
Car Space	
Box	3

SQUARE METERS

Commercial	262.5
Garden	296
Cellar	
Balconies + Terraces	127
Attic	
Tavern	
Box	40

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	See
View	Sea View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Air heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	PVC triple glazed	Doors	Excellent
Blind	PVC blind	Floors Living Room	Marble	Floors Bedrooms	Marble
Floors Kitchen	Marble	Floors Bathroom	Ceramic	Access for disabled	No

ACCESSORIES

Antitheft

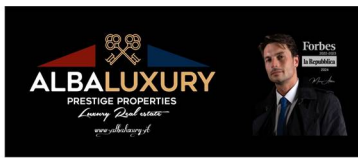
Air conditioning

Electric gate

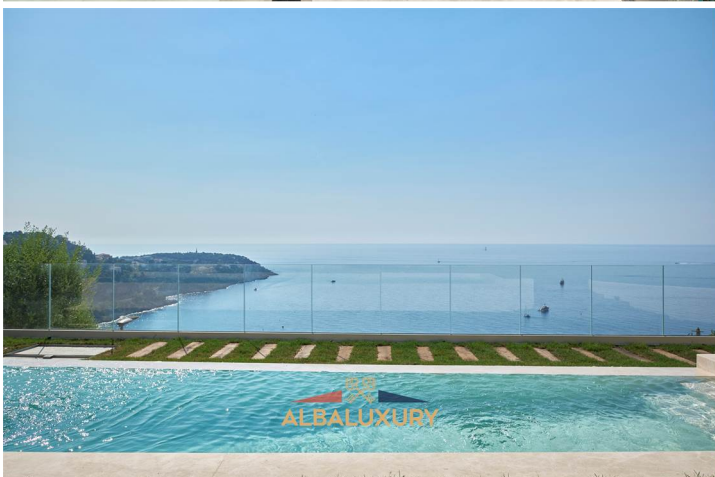
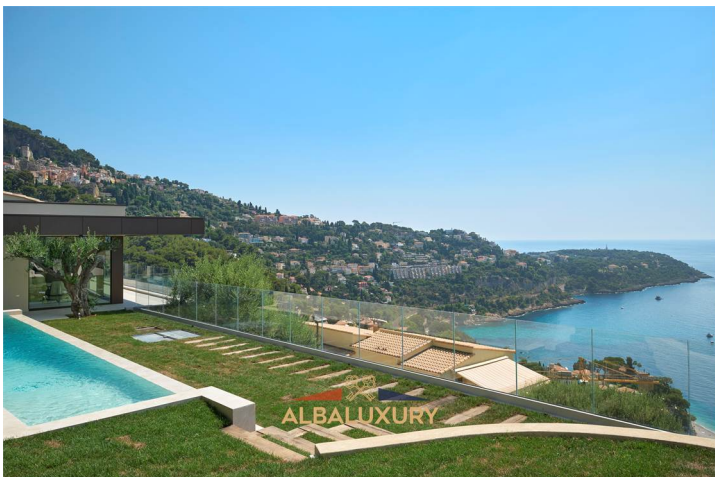
Double glazing

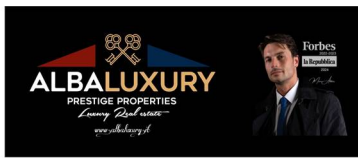
Swimming pool

IMAGES

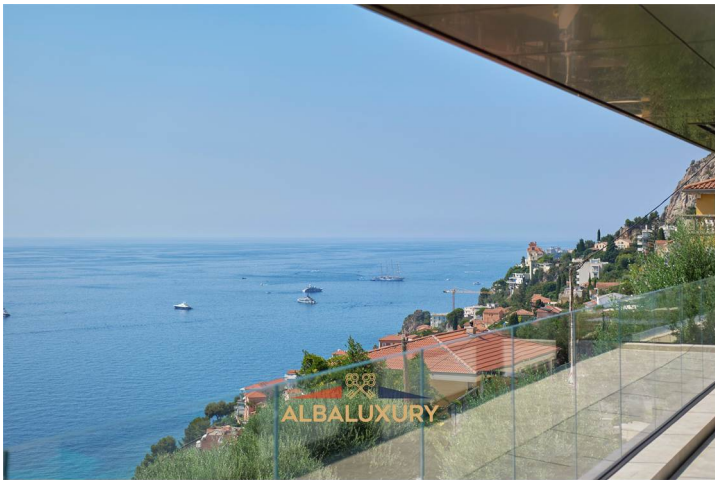


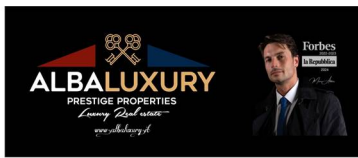
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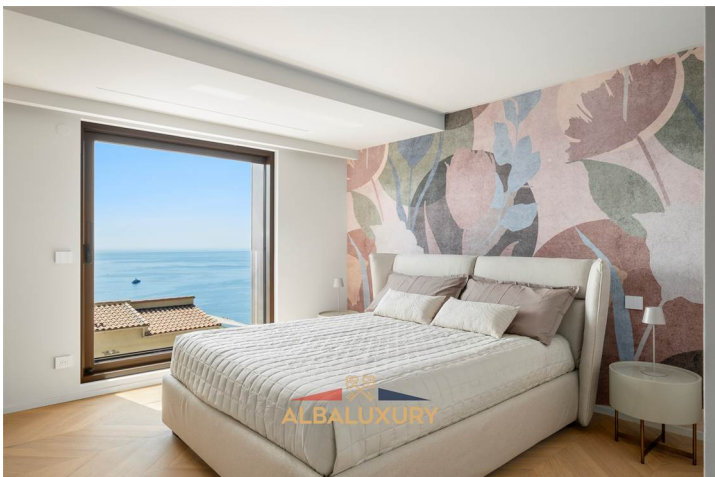


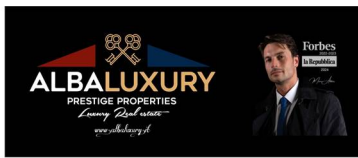
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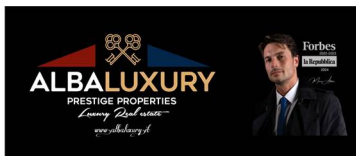
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