BARNES INTERNATIONAL REALTY | Valeri Agency MONACO

CO-EXCLUSIVE



For sale France - Cap Martin

ICONIC PROPERTY IN A PRIVATE ESTATE

29.500.000 €

13	7	+5	1 107 sqm	+5
Rooms	Bedrooms	Bathrooms	Total area	Parkings

In the heart of the private Cap-Martin estate, close to Monaco, this exceptional property offers 1,107 sqm of living space in a peaceful, green setting. Set on a flat plot of 11,862 sqm, it features spacious reception areas, numerous suites, large terraces, a swimming pool with a movable floor and a 280 sqm underground garage.

This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

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Property features

Product type :	Property	Num rooms :	13
District :	Cap Martin	City :	Roquebrune-Cap-Martin
Country :	France	Living area :	1 107 m²
Land area :	11 862 m²	Bedrooms :	7
Bathrooms :	+5	Parkings :	+5
Condition :	Very good condition	View :	Sea and mountain view
Exposure :	South-West	Release date :	Now
Ref. :	VF1458		

Descriptions

Nestled in the heart of the prestigious private estate of Cap-Martin, just moments from Monaco, this exceptional property enjoys an elevated position in a peaceful, secluded and exclusive setting.

Offering 1,107 sqm of living space, this distinctive Belle Époque residence stands out for its remarkable proportions. Arranged over five levels served by a lift, it features an elegant entrance hall, spacious reception areas including a living room and dining room, as well as numerous bedrooms with en-suite bathrooms. A master suite occupying an entire floor completes the property.

Benefiting from a south-west exposure, the property features large terraces allowing residents to fully enjoy its surroundings and abundant sunshine.

One of the property's most remarkable features is its entirely flat plot of 11,862 sqm, an exceptionally rare characteristic in Cap-Martin that gives this estate its unique appeal. The beautifully landscaped grounds offer absolute tranquillity and feature a large swimming pool equipped with a movable floor.

The residence also benefits from a secure, enclosed underground garage of 280 sqm, providing parking for numerous vehicles.

Furthermore, an adjoining plot of land offers the possibility of building a guest house or staff accommodation, subject to the necessary planning permissions.

A rare property on the market, situated in one of the most sought-after locations on the French Riviera.

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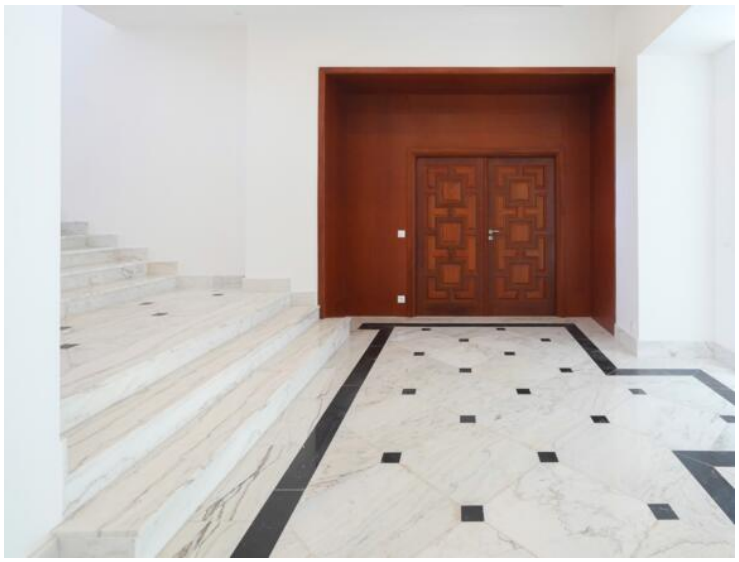
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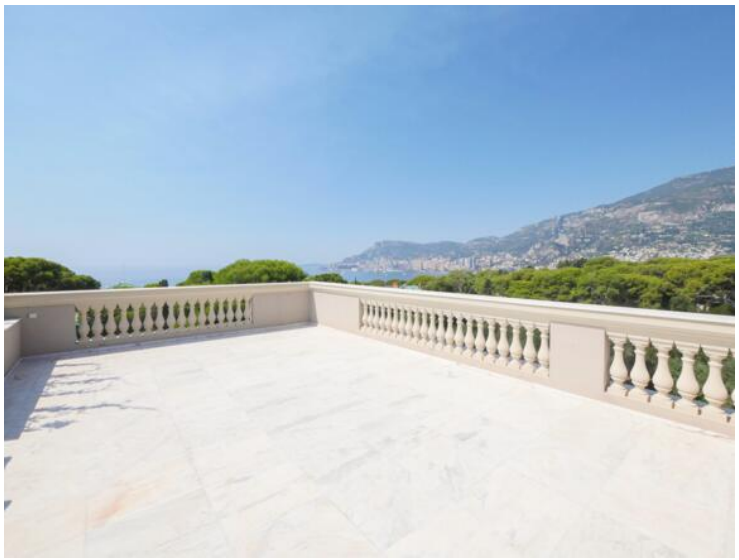
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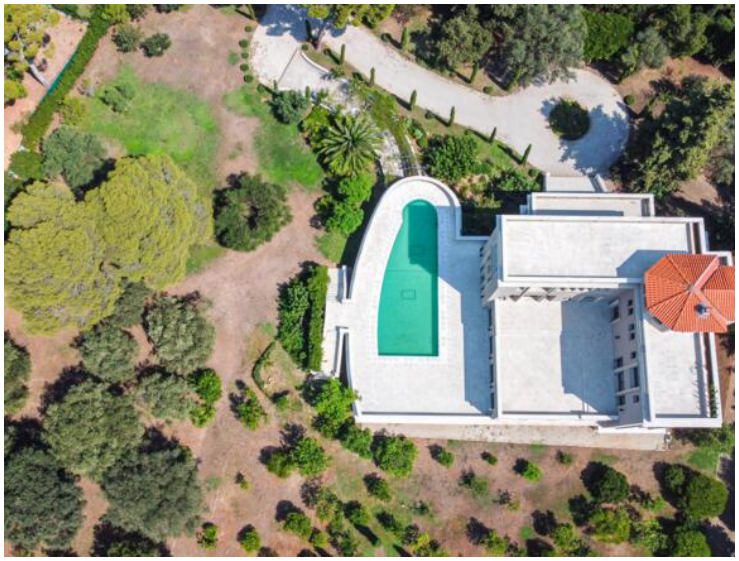






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