



**For sale France - Roquebrune-Cap-Martin**  
**ROQUEBRUNE-CAP-MARTIN - VILLA - POOL**

**3.950.000 €**

**6**  
Rooms

**4**  
Bedrooms

**3**  
Bathrooms

**400 sqm**  
Total area

**1**  
Parking

Located in Roquebrune-Cap-Martin, near Monaco, this brand-new contemporary villa of approximately 400 sqm with a pool enjoys a quiet, secluded setting. It features several suites and bedrooms, a gym, and parking for multiple vehicles.

7 Avenue des Papalins  
« Immeuble Michelangelo »  
98000 Monaco

VF1617  
1 / 5

Tél : +377 92 16 16 32  
monaco@barnes-international.com  
www.valeri-agency.com



---

## Property features

---

|                |                       |             |                      |
|----------------|-----------------------|-------------|----------------------|
| Product type : | Villa                 | Num rooms : | 6                    |
| City :         | Roquebrune-Cap-Martin | Country :   | France               |
| Living area :  | 400 m <sup>2</sup>    | Land area : | 1 723 m <sup>2</sup> |
| Bedrooms :     | 4                     | Bathrooms : | 3                    |
| Parking :      | 1                     | Condition : | Luxurious services   |
| View :         | Unobstructed, green   | Exposure :  | East, West           |
| Release date : | Available             | Ref. :      | VF1617               |

---

## Descriptions

---

Located in Roquebrune-Cap-Martin, this brand-new luxury villa, spread over three levels, offers approximately 400 sqm of living space on a 1,723 sqm lot with a swimming pool.

The ground floor features an entryway, a bright living room extending onto a veranda, a powder room, an office, a kitchen, and a dining room. Upstairs, a hallway leads to a master suite, a junior suite, and three bedrooms, including a loft-style space.

The basement includes a garage, a caretaker's apartment, a laundry room, and a gym.

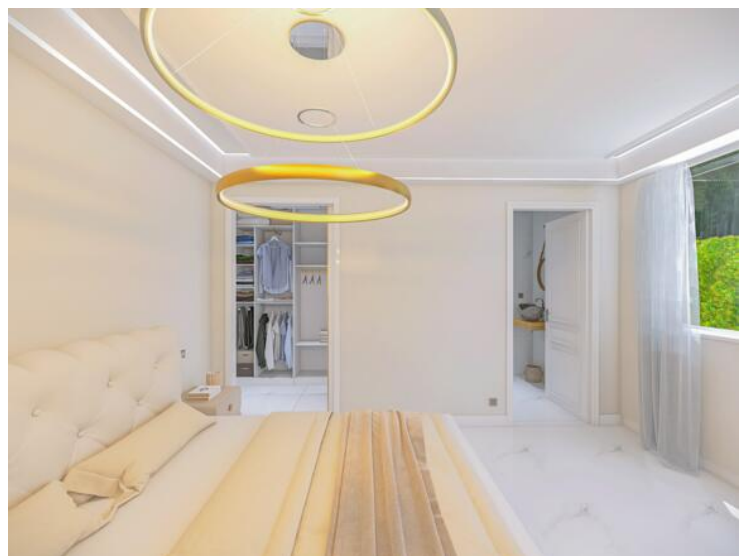
The property enjoys a quiet and unspoiled setting, with no direct neighbors, in close proximity to downtown and the Principality of Monaco. It also features ample parking space for up to six vehicles.

The seller is responsible for the brokerage fees unless otherwise stipulated in the listing agreement.

Inspections are currently being conducted.

The property is not subject to condominium regulations.

Property subject to a natural hazards and pollution assessment available on the Géorisques website:  
<https://georisques.gouv.fr/>





VF1617  
4 / 5

