

Rare property: Exceptional apartment in a prestigious villa in Roquebrune-Cap-Martin For sale France **Co-exclusive** 3 800 000 €

Magnificent apartment in a sumptuous villa located in the heart of a private domain by the sea

Product type	Apartment	Rooms	4 rooms
Total area	154,34 m²	Bedrooms	4
Living area	124,10 m²	Parking	1
Terrace area	30,24 m²	Cellars	1
View	Breathtaking views of the sea and Monaco	District	Cap Martin
Condition	Très bon état	City	Roquebrune-Cap-Martin
Floor	2	Country	France
En collaboration avec	Immobilia 2000 FRANCE		

The villa was built by the architect Hans-Georg Tersling on behalf of Walter George King, following the latter's acquisition of the land in 1891.

The origin of the construction dates back to around 1892.

This unique property extends over three levels and offers an exceptional living environment in the heart of a private and secure domain, with breathtaking views of the Mediterranean Sea and the Principality of Monaco.

The main façade faces south-west and the winter garden is exposed Northwest.

On the **first floor**, a large bright living room opens onto a large panoramic terrace, offering spectacular views of Monaco and the sea. A closed kitchen, a bedroom and a bathroom complete this elegant living space.

The **second floor** has an additional bedroom, a sleeping area and a bathroom.

Finally, on the **top floor**, nestled in a tower, an exceptional tower room enjoys a 360° view of the estate, the sea and Monaco, a real privileged observation post.

The apartment also benefits from access to the villa's landscaped park, its swimming pool and private access to the seaside.

The estate is secure and has the presence of a caretaker.

An outdoor parking space completes this property.

Total surface area of Carrez law: 124,100m2

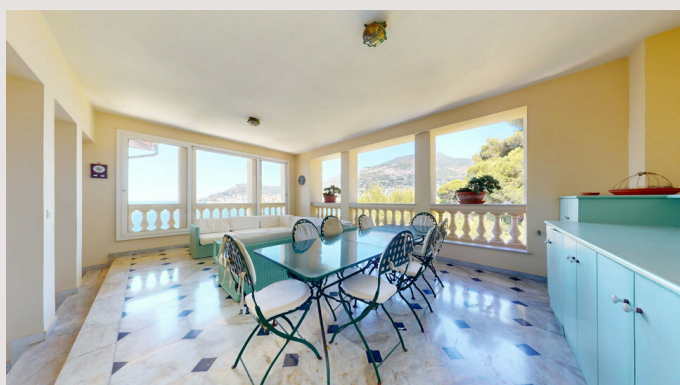
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Surface area excluding square 21,460m²

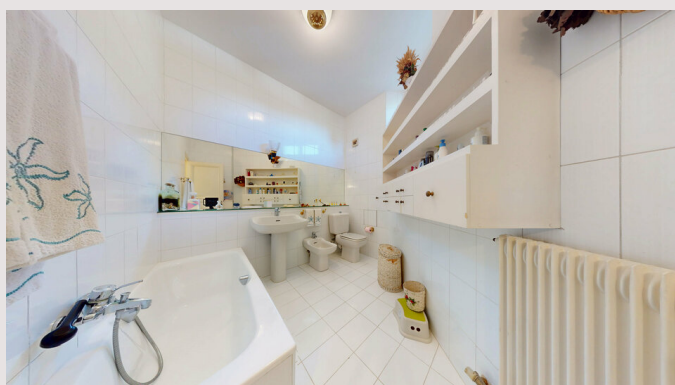
Terrace: surface area excluding carrez: 30,240m²



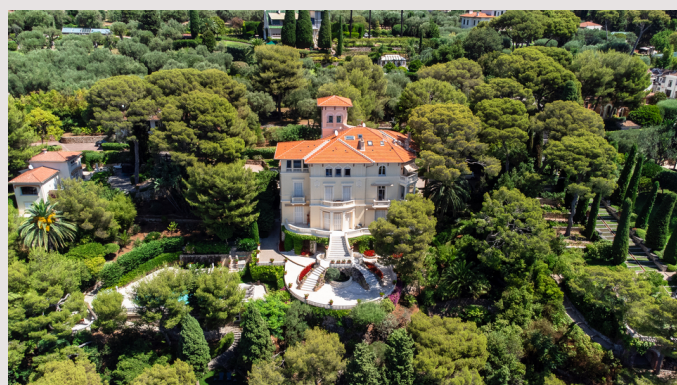
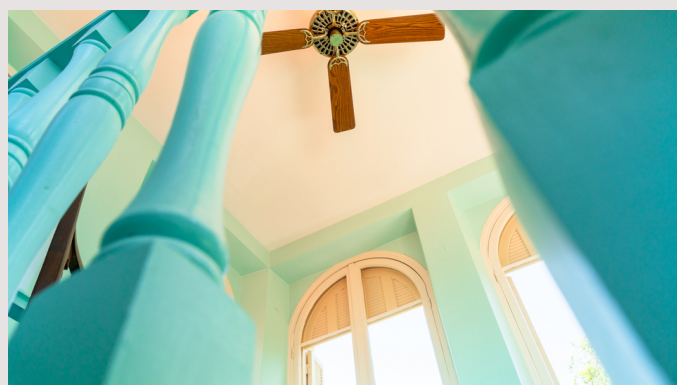
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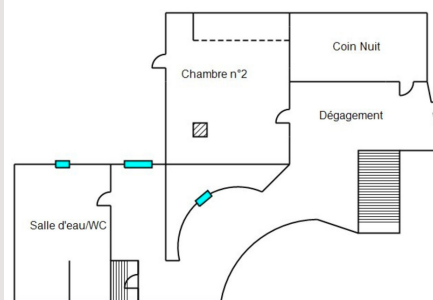
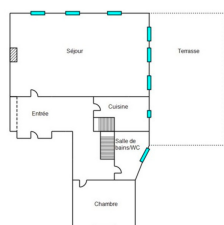
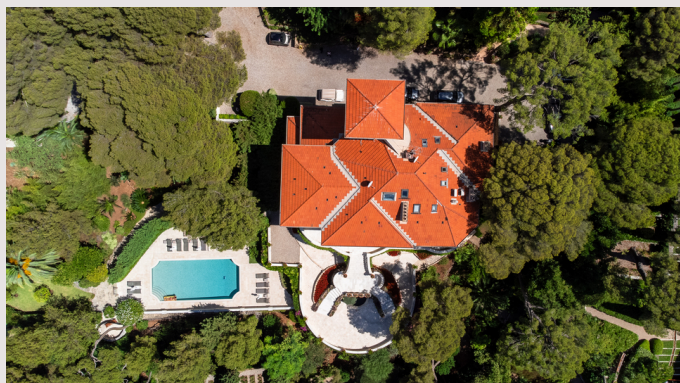
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