

## SUPERB ESTATE COMPOSED OF 2 VILLAS OVERLOOKING THE SEA

For sale France

9 950 000 €

10 minutes from Monaco, magnificent property composed of 2 villas with outbuildings, panoramic sea view

Product type	Villa	Num rooms	5+
Total area	4 111 m <sup>2</sup>	Num bedrooms	+5
Living area	852 m <sup>2</sup>	Num parking	+5
Terrace area	581 m <sup>2</sup>	Num box	+5
Land area	2 678 m <sup>2</sup>	District	Cabbe-Saint Roman
View	Panoramic sea	City	Roquebrune-Cap-Martin
Exposure	East, South and West	Country	France
Condition	New	Release date	LIBRE

Large luxurious property of 2.678 m<sup>2</sup>, exceptional view, composed of: : a 2 room caretaker's house of 50 sqm - a master villa of 538 sqm living space + 313 sqm of terrace, luxurious on 3 levels served by an elevator and staircase consisting of an entrance, a large double living room, a large dining room, a library, an office, 5 bedrooms, 5 bathrooms, large equipped kitchen, dressing rooms, storage room, laundry room, wine cellar, local storage, guest toilet, swimming pool with shower and cloakroom.

- A guest villa of 206 sqm living space + 229 sqm of terrace on 3 levels consisting of a large double living room, 3 bedrooms, 3 bathrooms, an equipped kitchen, a guest toilet, on the lower level a 2-room apartment equipped with 24 sqm + 38 sqm of terrace and a studio of 33 sqm and a swimming pool with shower and cloakroom.

Superb landscaped garden, wooded.



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