

[Click to view MFH-PROKHR2696](#)

Luxury House for sale in Roquebrune-cap-martin

Roquebrune-cap-martin , Alpes-Maritimes , Provence-Alpes-Cote-d'Azur



€5,250,000

inc. of agency fees

3 Beds 3 Baths 270 sqm 0.2 ha

Beautiful stone villa of approximately 260 m², built on only 2 levels and composed of a living room and dining room, large kitchen with lounge area that can open onto the living room, with currently 3...

At a Glance

Reference	MFH-PROKHR2696	Near to	Roquebrune-cap-martin	Price	€5,250,000
Bed	3	Bath	3	Hab.Space	270 sqm
Land	0.2 ha	Pool	No	Land Tax	N/A

Property Description

Beautiful stone villa of approximately 260 m², built on only 2 levels and composed of a living room and dining room, large kitchen with lounge area that can open onto the living room, with currently 3 bedrooms and 3 bathrooms.

Built on a large plot of approximately 1995 m² with a large pool area and a large infinity pool of 7 x 8 meters and an absolutely breathtaking view of Monte Carlo and the sea, as well as a sea view also towards Menton and the coast first floor Italian as the property is located on the edge of Avenida de la Torraca, enjoying double exposure and total tranquility and privacy.

Moreover, thanks to the large plot of almost 2000 m² and the house's permitted building footprint of 20% or 400 m², this means that one can further increase the size of the house to well over 500 m² of living space. by adding an extra floor and extending to the front and side of the house (subject to planning permission approval which takes approximately 3 months).

The property has also been partially renovated, with the entire ground floor being new and furnished and ready to move into. The property is also sold with a carport for 2 cars, as well as parking for easily 4 other cars.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	3
Price	€5,250,000

Key Information

Internal Area:	270 sqm
Land Area:	0.2 ha

Location: Provence-Alpes-Cote-d'Azur



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates