

[Click to view MFH-PROKHR2571](#)

## Luxury House for sale in Roquebrune-cap-martin

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



**€4,200,000**

inc. of agency fees

4 Beds      250 sqm      0.09 ha

Refined villa recently renovated offering views of the sea and Italian coast in a calm location, within walking distance to the seafront, beaches, park of Cap Martin and local shops. The property is fully...

### At a Glance

**Reference** MFH-PROKHR2571  
**Bed** 4  
**Land** 0.09 ha

**Near to** Roquebrune-cap-martin  
**Pool** No

**Price** €4,200,000  
**Hab.Space** 250 sqm  
**Land Tax** N/A

### Property Description

Refined villa recently renovated offering views of the sea and Italian coast in a calm location, within walking distance to the seafront, beaches, park of Cap Martin and local shops. The property is fully air-conditioned and arranged over two levels. On the upper level, there is the entrance hall opening into a large reception and dining room with access to the panoramic terrace with sea view, kitchen, two bedrooms with a

bathroom. On the lower garden level, we find the master bedroom with dressing room and bathroom, another bedroom with en suite bathroom and access to the garden with heated swimming pool, fully equipped fitness room and laundry. Double garage and parking for several cars. Alarm system, internet and satellite tv. A 10 minute drive from Monaco and 40 minutes from Nice international airport.

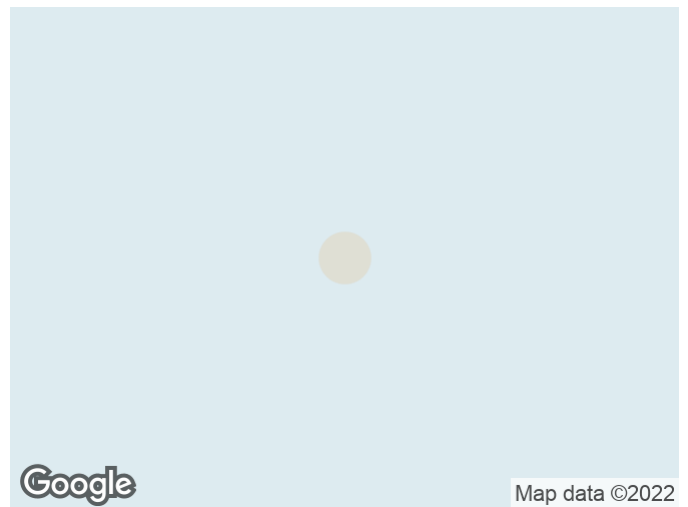
## Summary

Property type:	House
Bedrooms:	4
Price	€4,200,000

## Key Information

Internal Area:	250 sqm
Land Area:	0.09 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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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