



## A Rare Belle Époque Masterpiece with Breathtaking Views — Near Monaco

4 900 000 €



### DESCRIPTIVE :

Nestled in a privileged setting location just minutes from the glamour of Monaco, this exceptional 240 sqm Belle Époque villa is a rare jewel of the French Riviera — a residence where timeless elegance meets contemporary refinement.

Set within a meticulously landscaped 400 sqm Mediterranean garden, the property opens onto a private pool — an oasis of serenity where every moment is a celebration of light, beauty, and the Riviera's legendary lifestyle.

Inside, luminous living spaces reflect the grandeur of a bygone era, with soaring ceilings, exquisite details, and elegant volumes. The double reception room opens gracefully onto terraces, offering uninterrupted panoramas of the azure sea. The gourmet kitchen, both refined and convivial, extends onto a secret patio — an intimate retreat for alfresco dining and quiet contemplation beneath the fragrant foliage.

The upper floor is dedicated to comfort and tranquility, offering four elegant bedrooms bathed in natural light, accompanied by a refined bathroom and an elegant shower room. A panoramic terrace invites you to savor breathtaking sea views, where sunrise and sunset become daily spectacles.

For added exclusivity, an independent studio on the top floor provides privacy and flexibility — ideal for guests or private use.

In addition to its exquisite living spaces, the villa offers an exceptional wellness area, featuring a luxurious spa complete with sauna and hammam — an invitation to pure indulgence after a sun-soaked day on the Riviera.

A temperature-controlled wine cellar has been designed for the connoisseur, preserving treasured vintages in optimal conditions. A rare atelier offers a private sanctuary for creativity or sophisticated leisure.

The property is completed by a secure garage beneath the terrace, ensuring effortless and elegant access.

### A Unique Heritage Property of Rare Distinction

Once a refined guest residence, this remarkable villa exudes timeless beauty and heritage. Its Belle Époque architecture is enhanced by the finest modern amenities, offering an exclusive lifestyle defined by sophistication, discretion, and prestige.

An extraordinary opportunity to acquire one of the Riviera's most elegant addresses — where history, luxury, and panoramic beauty unite in perfect harmony.

### DETAILS



\*240 m<sup>2</sup>



Good condition



4



Sea view

\*marketable surface area

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# VILLA LES MOUETTES ROQUEBRUNE-CAP-MARTIN



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