

Wonderful Modern Villa - Sea View



DESCRIPTIVE :

Located in the heart of Cap Martin, in a calm and residential area, close to the sea and amenities, superb contemporary villa of approx.300SQ.M, fully and tastefully renovated. The villa has a beautiful landscaped garden of 1595SQ.M with two flat levels, a swimming pool with beautiful terrace and a superb sea view.

On two levels it consists of:

- Ground floor:

Entrance hall, large living room, kitchen opened onto a dining room, all on the same level as the swimming pool. A large master bedroom with dressing room and bathroom (shower and WC) en suite, access to a large terrace.

-Garden level:

Hall, a large bedroom with dressing room and en-suite bathroom (shower and WC), a bedroom with en-suite shower room, a dressing room which can become a bedroom with already its own en-suite shower room, a fitness room with en-suite shower room (which could be an additional bedroom), a laundry room, a dressing room.

The garden benefits from a lovely vegetable garden and a barbecue area. Several parking spaces are available in the villa.

A "ready-to-live-in" property, a real gem in a green setting.

Land Tax: 2367€/year Energy consumption: B - 78 kWh/m²/year GHG emissions: A - 2 kg CO²/m²/year Agency fees due by the seller.

DI	ETAILS
€	*296 m²
	Perfect condition
<u> </u>	5
\oslash	Facing south
\odot	Sea view
*marketable surface area	





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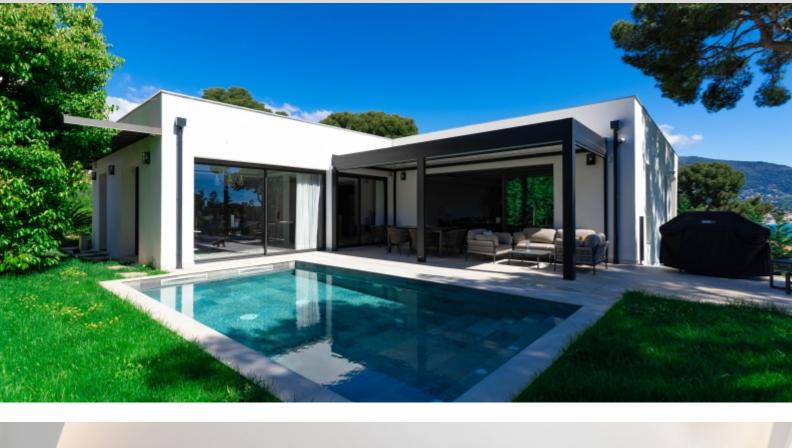
Information on the risks to which this property is exposed is available on the "Géorisques" website: http://georisques.gouv.fr

REF: VF358





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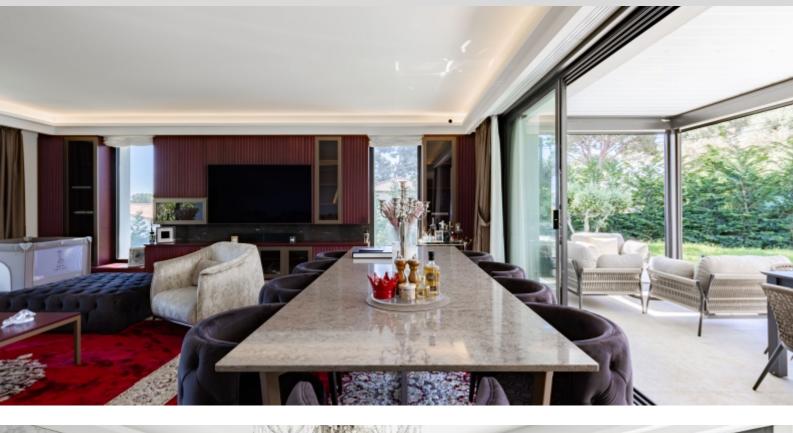
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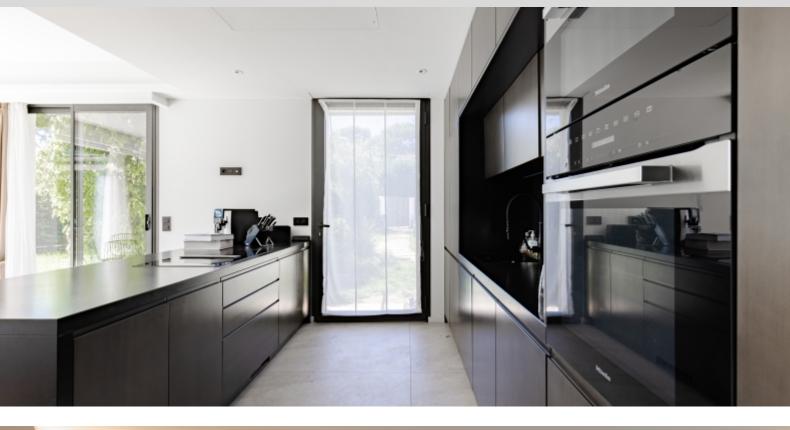








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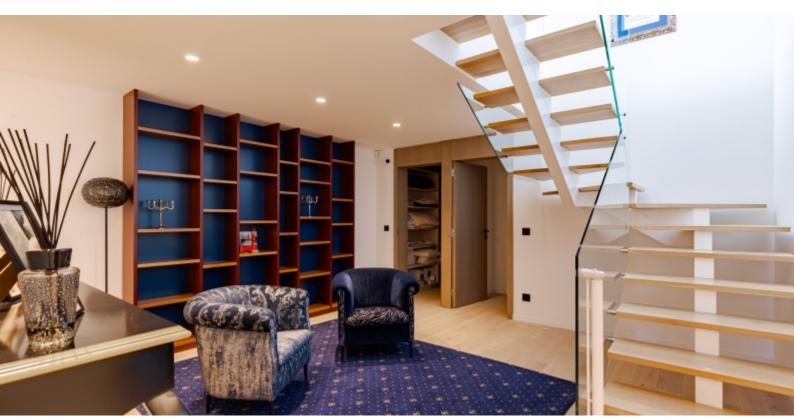






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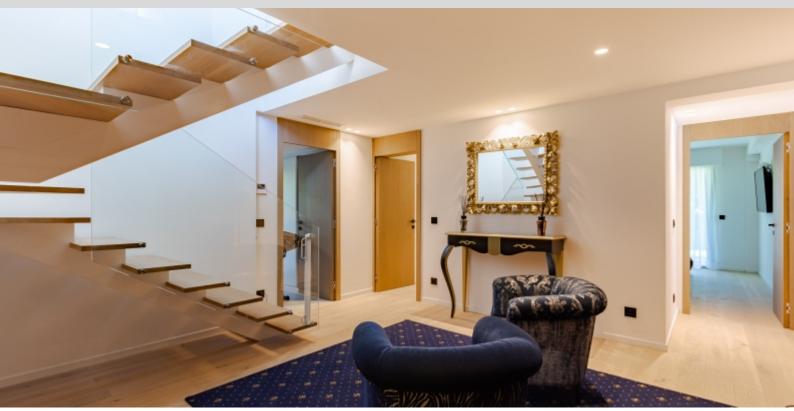








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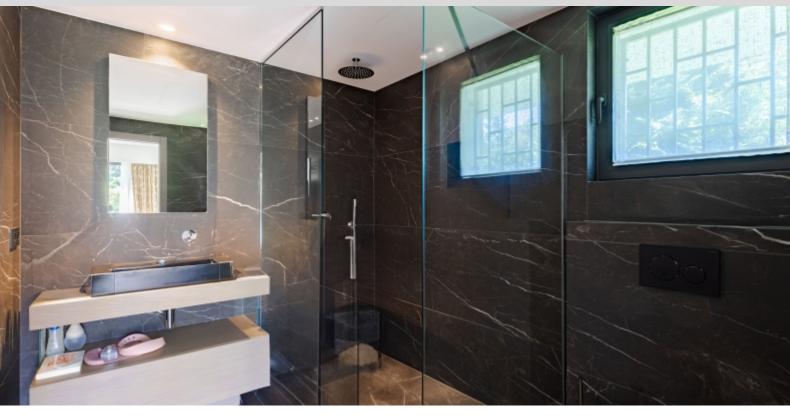








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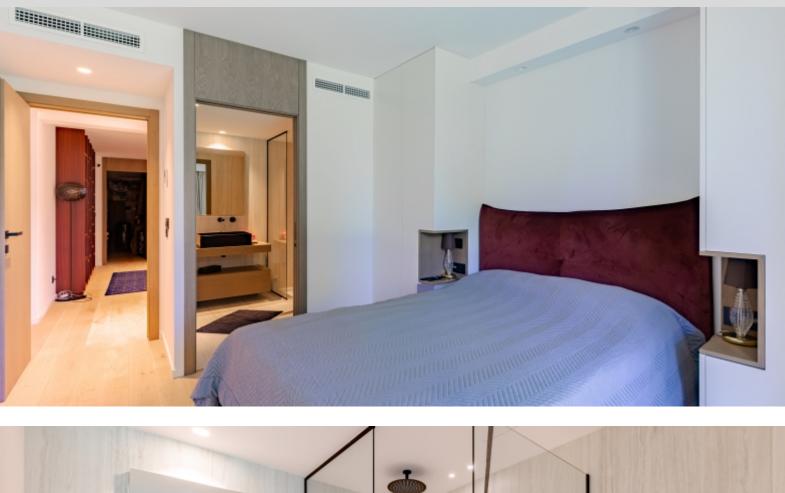








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VILLA STECYA ROQUEBRUNE-CAP-MARTIN

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