



### Wonderful Modern Villa - Sea View

4 790 000 €



#### 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/m<sup>2</sup>/year

GHG emissions: A - 2 kg CO<sub>2</sub>/m<sup>2</sup>/year

Agency fees due by the seller.

#### DETAILS



\*296 m<sup>2</sup>



Perfect condition



5



Facing south



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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