

## Villa for Sale in Roquebrune-Cap-Martin



### 437 m2 | Bathrooms: 7 | Bedrooms: 6 | Rooms: 8

A truly exceptional contemporary villa with extensive gardens, stunning design, sea views and distinguished former owners, renovated in 2010, overlooking the bay of Cap Martin, combines elegance with a touch of modernity, creating a stunning Riviera property, perfect to make the most of the French Riviera lifestyle, signed by internationally renowned designers Dolce and Gabbana, this luxury property is infused with style, impeccable design and pleasure. The current owner has retained key elements from the Dolce and Gabbana era, in order to preserve the impeccable design and unique Mediterranean-inspired aesthetic. The entrance is via a wide alley and an impressive staircase. The main level of the villa offers an elegant open plan, ideal for entertaining, as the rooms open onto large terraces with unobstructed views of the gardens and the sea. Composed of an entrance hall, a relaxation area, a living room with fireplace and a dining room, the reception level is completed by a bar and a modern and elegant kitchen with skylights and open shelves that create flowing lines between the interior and the terrace covered by an external pergola, one of the current owner's favorites due to the exceptional view. A bright and avant-garde staircase leads to the first floor, with a windowed corridor giving access to a private terrace, covered with grape plants, a luxurious double bedroom, another double bedroom, each with a private terrace and panoramic sea view. The garden floor has a living room and kitchenette, three bedrooms with private bathrooms, a guest cloakroom and a laundry room. Set back from the main property, advantageously positioned to maximize views whilst retaining privacy, a luxurious infinity pool with terrace, cabanas, an array of palm trees and traditional Mediterranean plantings, as well as a kitchen garden and vineyards, with a plot of area of 3500 m2. The property includes a fitness area, a bowling alley and independent accommodation. A garage for several cars and a staff security room complete this home. For information contact: 0767854942 Nicevista Estate.

### Certificates

Energy Class:

EP glnr: 50.00 kwh/m²

## Property information

<b>Code:</b> Cap Martin 182	<b>Reason:</b> Sale
<b>Type:</b> Villa	<b>Region:</b> Provenza-Alpi-Costa Azzurra
<b>Province:</b> Alpes-Maritimes	<b>City:</b> Roquebrune-Cap-Martin
<b>Price:</b> € 14.900.000	<b>Total sqm:</b> 437 m2
<b>Bedrooms:</b> 6	<b>Bathrooms:</b> 7
<b>Rooms:</b> 8	<b>State of Preservation:</b> Excellent
<b>Level:</b> Two levels	<b>Total Floor:</b> 2
<b>Heating individual:</b> Individual	<b>Current Status:</b> Free to sale
<b>Terrace:</b> Present, 100 m2	<b>Garden:</b> Private, 2.000 m2
<b>Sea Distance:</b> 10 mt	<b>Kitchen:</b> Habitable
<b>Garage:</b> Triple, 50 m2	

## Characteristics

Air conditioner	Sea view	Swimming pool: 30 m²
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