



Lovely restored Belle Epoque mansion with panoramic views

Reference No: 284

Price Euros: 7,500,000

Area: Coastal 06

Town: Roquebrune Cap Martin

Department: Alpes Maritimes

Bedrooms: 4

Land Size m2: 1,350

Habitable space m2: 300

Full Description: A dream Villa on the Cote d'Azur!

The Villa was completely reconstructed over 2 years from 1999 to 2001 using latest technology as continuous video-surveillance (tape recorded) in combination with a sophisticated phone and alarm system, computerized outdoor lightning, Plasma TVs and in the ceiling integrated loud speakers as well as a powerful air conditioning system (cold/warm). The connected satellites are Astra, Hot Bird and Sky.

The property has 2 entrances : The main entrance with an automatic gate to a large parking (3/4 cars) and a panoramic elevator with stops to an independent apartment, to a function area and finally to a large terrace with the main entrance to the villa. - unload your car into a trolley and arrive directly in front of the kitchen door.

The second entrance is on the other side of the property with a large iron gate and steps and pathways through a real Mediterranean garden, passing the pool area, to the villa. There is also a closed large garage with an automatic door. Both entrances can be answered and opened with the phone.

The villa is surrounded by ca. 310 square meters of terraces on 3 levels using the same tiles as inside the villa but being lustreless. The terrace areas have romantic niches and integrated small gardens with rocks and a wine cellar and an American barbecue connected to city gas. On the main terrace one part is covered.

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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Independent Apartment

Using the panoramic elevator you can stop directly at the apartment using a key for security reasons. But you can also access the apartment via steps from the main terrace. Within the size of ca. 60 square meters there is a small bathroom with shower. The rest of the apartment is completely open with a niche, which is prepared for a kitchen. The apartment has a small balcony.

Villa

The villa has two levels, the first floor with the main entrance:

Living, dining and American style kitchen. The living area has two large sliding doors to the main terrace and the balcony to the south (view Monaco). The sliding doors can be opened completely so they will disappear behind the walls. The open fire place burns with city gas and can be lightened within 3 seconds. There are marble stairs down to the ground floor.

The dining and the kitchen area have one window with electric shutters and 4 windows with electric shutters. 3 of these windows are in the direction Monaco and one to the main terrace. The kitchen has a separate entrance. The kitchen is completely equipped with NEFF products including an American type fridge and a MIELE espresso/coffee machine. The cooking is on city gas.

The master bedroom is separated by 2 wooden rolling doors and has a window with a view to Monaco and a plasma TV. There is a separate dressing and a large bathroom.

The ground floor:

The ground floor has a living area with an open fully equipped kitchen (NEFF), 2 apartments (left and right from the living area), a toilette for guests and a utility room as well as a separate closed area for all electrical and electronical connections.

Living area: with 2 entrances:

Separate dressing with office corner, large bathroom with integrated loudspeakers and bed room with large door to a south terrace.

Large door to the south terrace and separate bathroom with shower.

Utility room:

Including water softener (COMAP), hot water boiler (gas), washing and drying machines, wash basin and storage place.

The Pool area

The pool size is 5 x 10 and is equipped with an electrolyse system i.e. no chlorine but salt and has an automatic pH system as well as a robot for cleaning. Solar heated shower and a pool-house.

The total surface of the property is 1.320 square meters.

The View

Difficult to find another location with these exceptional views to Monte Carlo, the Cap Martin and also Ventimiglia (Italy).

Location

In walking distance there is a small super market, grocery, butcher, bakery, magazines, the post and a bank.

A mere 10 minutes from Monaco, 30 minutes to Nice airport and to Ventimiglia (Italy). Bus stations are in walking distance from the villa. 90 minutes from French and Italian ski resorts (2000 m).

Property Features: Air conditioning, Alarm, Automatic Gates, Automatic Watering, Balcony, BBQ, Broadband / ADSL, Cave à Vin, Courtyard, Double Glazing, Electric Shutters, Elevator, Fireplace, Fountain, Independent Apartment, Large Rooms, Laundry, Letting Potential, Marble Floors, Outside Lighting, Pool-House, Private Garden, Private Pool, Quality Fittings, Satellite TV, Security Blinds, Terrace, Tile Floors, Waterfront

Nearby Amenities: Beaches, Forest/Parkland, Local Shopping, Marina, Medieval Village, Nightlife, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Tennis Courts, Watersports

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View: Medieval Village, Mountains, Panoramic, Sea view

Heating: Rev. climate control



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