

xX Beautiful property to build Xx

For sale France

**Sole agent**

Price on request

Product type	Property	Num bedrooms	+5
Total area	4 534 m <sup>2</sup>	Num parking	4
Living area	730 m <sup>2</sup>	Num cellars	1
Land area	4 534 m <sup>2</sup>	District	Cabbe-Saint Roman
View	Sea	City	Roquebrune-Cap-Martin
Exposure	South	Country	France
Condition	Work required		

**Roquebrune Cap Martin** - Near the Principality of Monaco, property with a surface area of 4500 m<sup>2</sup> overlooking the bay of the Golfe Bleu.

The property is composed of a main house (470 m<sup>2</sup> SHAB), a club house (242 m<sup>2</sup> SHAB), a caretaker's house (30 m<sup>2</sup> SHAB) with a garage and annexes of about 104 m<sup>2</sup>.

Residual COS of 0.25 or 1134 m<sup>2</sup> buildable. A convertible Genoese tower overlooks the sea. PC modification granted in 2019.

The property is located in a residential area between the Principality and the old village of RCM, 10 mm from the A7 motorway.

**Roquebrune Cap Martin** is a commune in the Provence-Alpes-Côte-D'Azur region, located between Monaco and Menton. Today it is one of the jewels of the Riviera, and has always been a much sought-after place for its climate and magnificent coastline. Thanks to its proximity to Monaco and its great diversity of properties, this town has many attractive features to live in or to invest in.

*We look forward to your contact and are at your disposal for the organisation of a visit of this property.*

***Didn't find a property that suits your needs? Please contact us so that we can offer you a selection of properties in line with your project.***

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