

## Historic Former Hotel with Panoramic Sea Views – Minutes from Monaco

For sale France

**Co-exclusive**

**3 990 000 €**

|                 |                       |                       |                        |
|-----------------|-----------------------|-----------------------|------------------------|
| Type            | For sale              | Total area            | 400 sqm                |
| Product type    | Villa                 | Living area           | 315.71 sqm             |
| Number of rooms | 5+                    | Terrace area          | 88.45 sqm              |
| District        | Cap Martin            | Garden area           | 1 400 sqm              |
| City            | Roquebrune-Cap-Martin | Bedrooms              | +5                     |
| Country         | France                | Bathrooms             | 3                      |
| Condition       | Work required         | Parkings              | 1                      |
| View            | Vue mer               | In collaboration with | SAS RIVIERA PROPERTIES |

Just minutes from Monaco, this exceptional property located at **Roquebrune-Cap-Martin**, enjoys breathtaking views over the Mediterranean Sea and the Principality.

A former hotel where **Napoleon is said to have stayed**, this character-filled residence offers approximately **340 sqm** of living space across **11 rooms**, set on a beautiful **1,400 sqm** landscaped plot.

The interior requires a **complete renovation** (electricity, plumbing and all interior fittings), offering outstanding potential to create either a **luxurious private villa** or an elegant **boutique hotel** in one of the French Riviera's most sought-after locations.

The property benefits from a garage access easement and offers the possibility of creating an additional parking space on the grounds.

**A rare opportunity for investors and lovers of historic properties to restore a remarkable residence just moments from Monaco.**





**MONACO PROPERTIES**  
MONTE-CARLO & CÔTE D'AZUR INVESTMENTS

**Monaco Properties**

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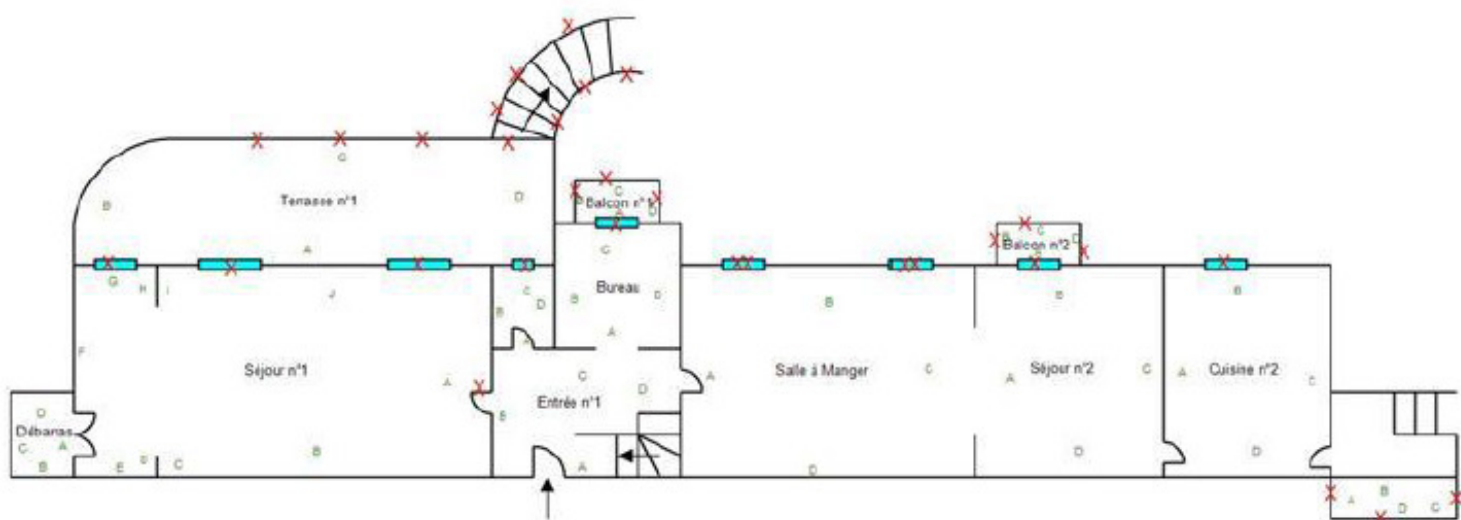
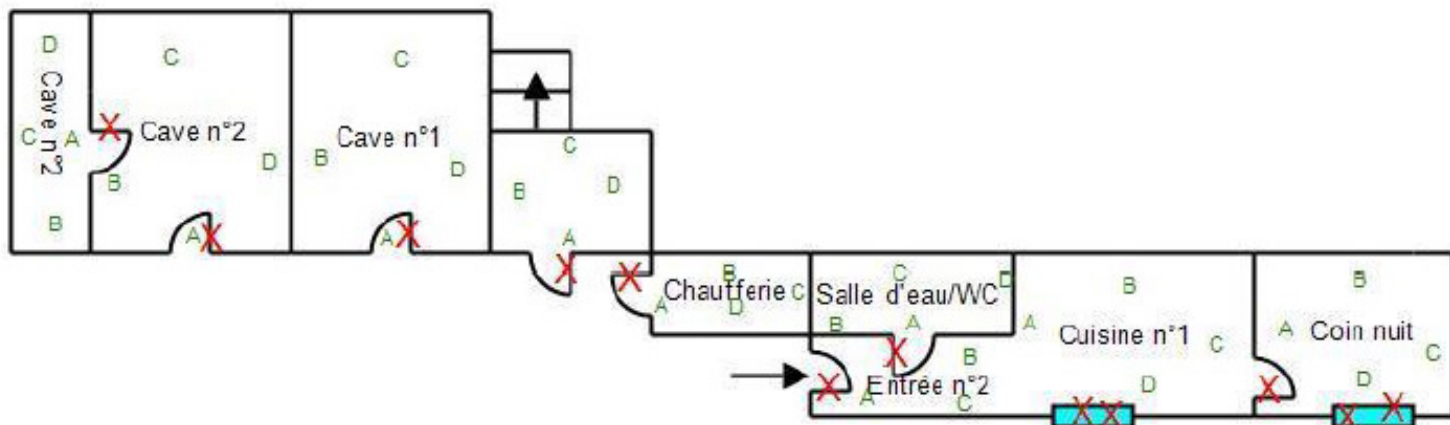
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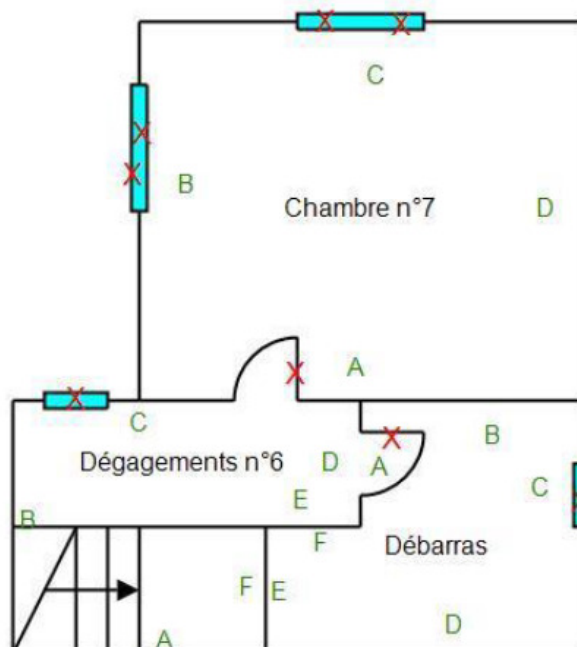
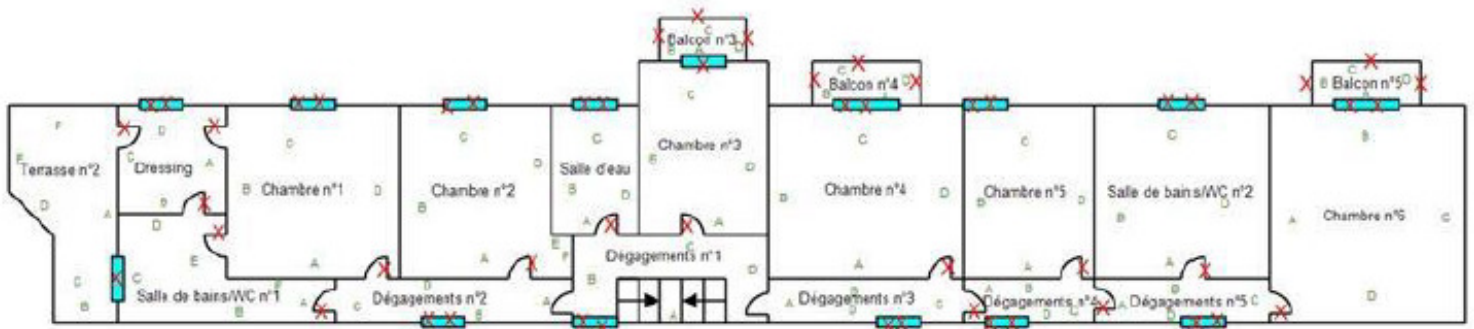
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