

## DETACHED VILLA WITH SEA VIEW IN CABBÈ, NEAR MONACO - 4 BEDROOMS, VERANDA, GARDEN, PARKING

Reference 06190\_BR



### DESCRIPTION OF THE PROPERTY

In the prestigious Cabbè district, just a few steps from the Principality of Monaco and beautiful beaches, we offer for sale a charming detached villa, ideal for those seeking an exclusive residence in a quiet and private setting.

The villa is spread over three levels, offering bright and well-distributed spaces. On the ground floor, a welcoming kitchen opens onto a large 26-square-meter veranda, perfect for outdoor dining and relaxation. The veranda provides direct access to the garden, offering a stunning sea view.

On the first floor, two air-conditioned bedrooms offer breathtaking sea views, ensuring comfort and an unforgettable wake-up. On the same level, there is a modern, well-finished bathroom.

The second floor, located at street level, includes two additional air-conditioned bedrooms, a bathroom, and a canopy that adds a rustic touch, providing a covered outdoor space.

The property is completed by a convenient assigned parking space located in front of the villa, ensuring easy access and practicality.

This villa represents a rare opportunity for those seeking a charming solution in the heart of the Cabbè district, just minutes from Monaco, immersed in absolute tranquility with a stunning sea view.

#DestinationRiviera

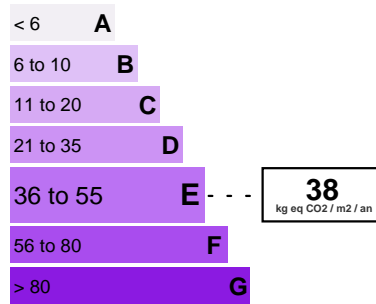
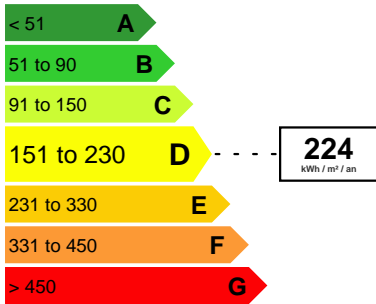
**Euro 890 000**

Destination Riviera

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment  
Sunday: Closed

## FEATURES

City	<b>Roquebrune-Cap-Martin</b>	Free at the time of sale :	<b>Yes</b>
Surface :	<b>126 m<sup>2</sup></b>	Honorary payable by :	<b>seller</b>
Carrez surface :	<b>126 m<sup>2</sup></b>	Number of bedrooms :	<b>4</b>
Garden :	<b>Yes</b>	Cellar surface :	<b>9 m<sup>2</sup></b>



Date of energy audit :



