



### PRESTIGIOUS VILLA, ART DECO STYLE

Price on request



#### DESCRIPTIVE :

Magnificent property, Art Deco style, located 30 minutes from the Principality of Monaco. It offers a panoramic view of the Mediterranean Sea and a 3,870 m<sup>2</sup> plot of land facing due south.

With a living area of approximately 800 m<sup>2</sup>, it is spread over 3 floors and can accommodate up to 13 people. It is composed as follows :

a double living room, a dining room, a fully equipped kitchen, five bedrooms with their own bathroom and Japanese toilet, including a master bedroom with its own office, a jacuzzi and a sauna, a games room, a gym, a massage room, a hammam.

The exterior of the villa offers a large garden, numerous terraces, a summer kitchen and a 68m<sup>2</sup> swimming pool.

Parking and garage for 6 cars.

A lift serves each level of the villa.

**REF: LF333**

#### DETAILS



\*786 m<sup>2</sup>



Excellent condition



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Facing south



Sea view

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



VILLA NUAGE

ROQUEBRUNE-CAP-MARTIN



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