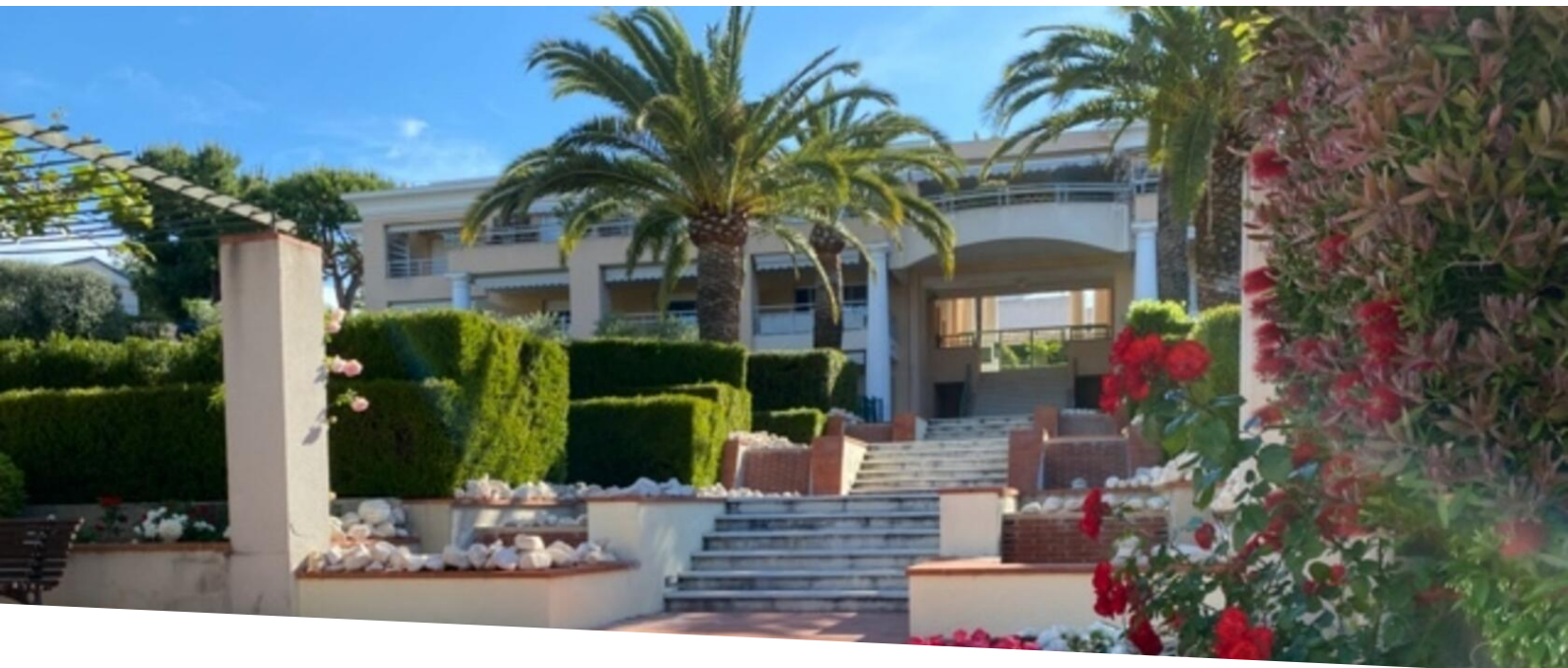




NEW 3 ROOM APARTMENT AVAILABLE FOR SALE ROQUEBRUNE-CAP-MARTIN

For sale

Price on request

Product type Duplex	Num rooms 3 rooms
District Cabbe-Saint Roman	City Roquebrune-Cap-Martin
Country France	Living area 68,89 m²
Terrace area 62,88 m²	Total area 131,77 m²
Cellar 1	Annual costs 4 096 €
Condition Very good condition	Ref. VA-F18092024VG

PENTHOUSE LOCATED IN CAP MARTIN JUST 10 MINUTES FROM MONACO WITH DIRECT ACCESS TO THE SEA VIA THE CHEMIN DES DOUANIERES.

In a prestigious residence in Cap Martin, with concierge service, swimming pool and direct access to the sea, we offer for sale a magnificent 3-room penthouse, with a living area of 68.89 m²,

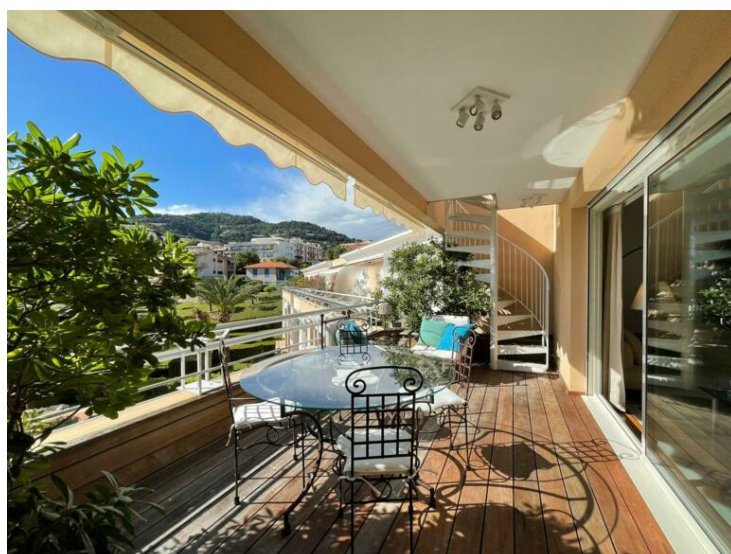
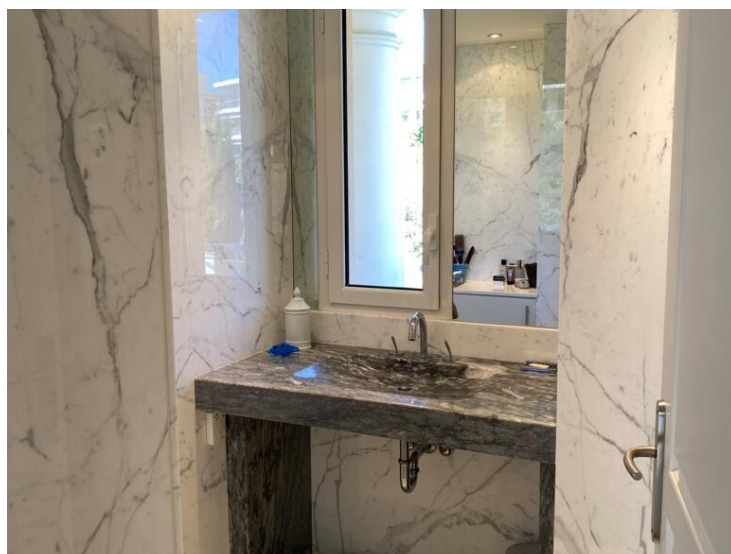
The duplex is composed as follows: an entrance hall opening onto the living room, a fully equipped kitchen, two bedrooms with built-in wardrobes, a marble shower room with storage, guest toilet, two balconies and a loggia of 17.20 m² which gives access, via an external staircase, to a 35 m² roof terrace clad in exotic wood, decorated with plants, with a jacuzzi and a 360° exposure with a view of the bay of Monaco.



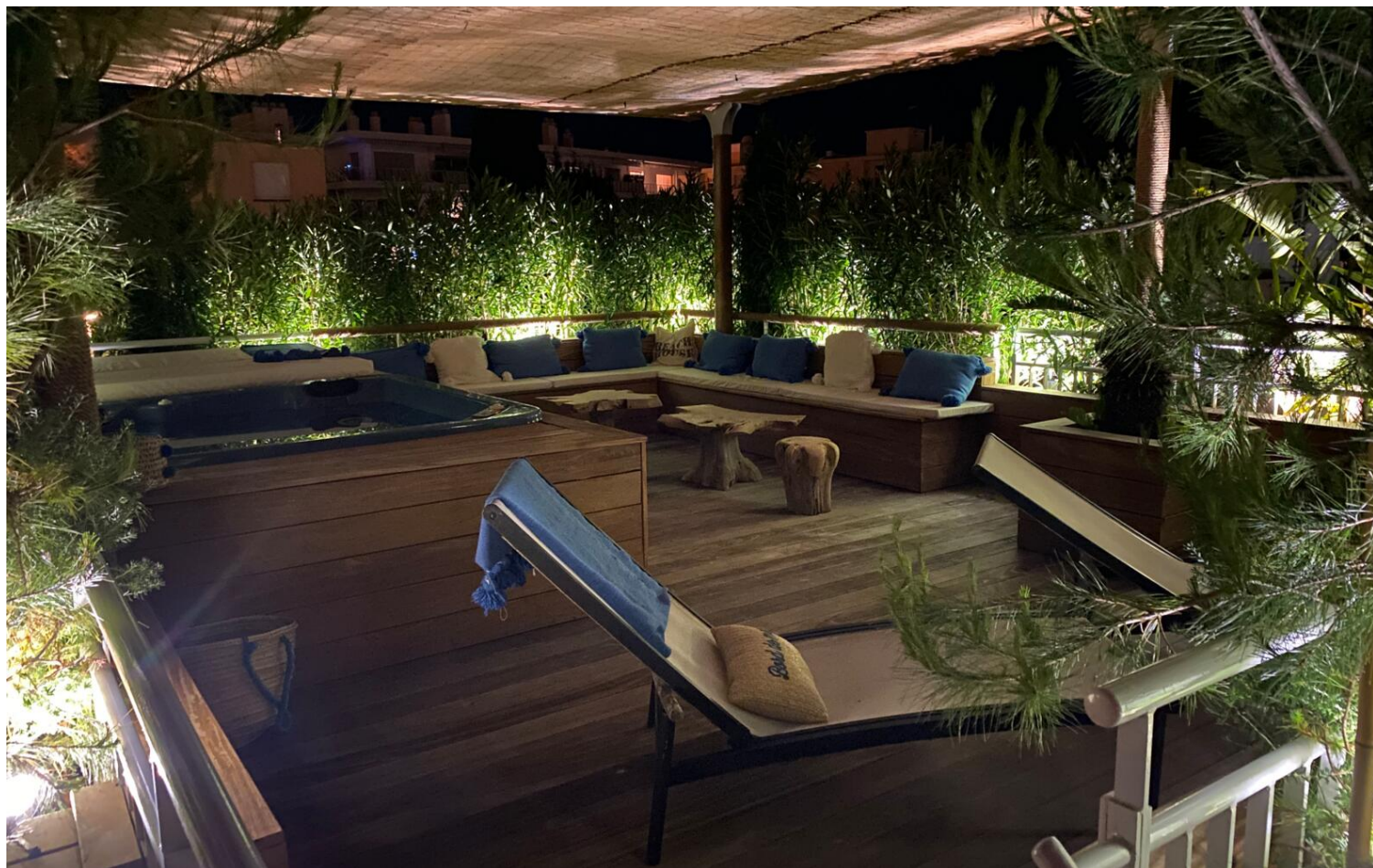
The apartment is located in a quiet area, without vis-à-vis, and close to all amenities.

Possibility to acquire in addition a double garage of 53.40 m²









Diagnostic de Performances Énergétiques

logement très performant

A

B

C

216
kWh/m².an

6
kg CO2/m².an

D

E

F

G

logement extrêmement consommateur d'énergie



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Ref. : VA-F18092024VG

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