



House & Co.

— Monaco Real Estate —

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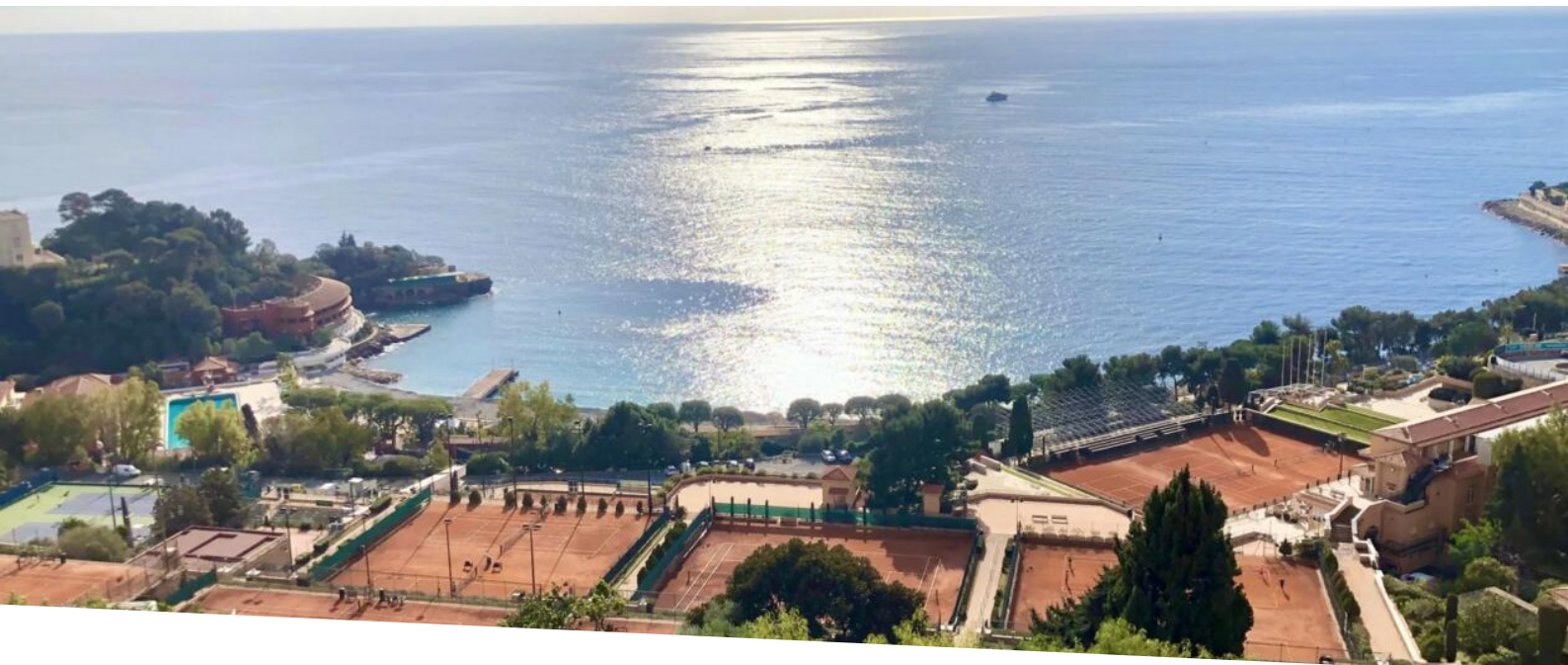
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EXCEPTIONAL DUPLEX AT THE GATES OF MONACO WITH PANORAMIC VIEW

For sale

1 950 000 €

Product type Apartment	Num rooms 3 rooms	City Roquebrune-Cap-Martin	Country France
Living area 124 m²	Terrace area 73,29 m²	Total area 206,37 m²	Bedrooms 2
Bathrooms 3	Box 1	Ref. 85523335	

Just a stone's throw from Monaco, this splendid duplex boasts breathtaking views of the Principality, the Monte Carlo Country Club tennis courts and the Mediterranean Sea.

The first level comprises an entrance hall, a small study, a kitchen opening onto a vast living room, a master bedroom with dressing room, and two bathrooms (one for her and one for him). A 20 m² terrace extends the living space outwards, providing an ideal setting for relaxation.

On the second floor, a second kitchen, an additional bedroom, a bathroom and a separate toilet complete the layout. A large 50 m² terrace lets you take full advantage of the exceptional view, whether for al fresco dining or socializing.

This property also includes a large private garden, a carport with mezzanine that can be used as a cellar, as well as an independent storage space (small cellar).

A lift arrives directly at the apartment.



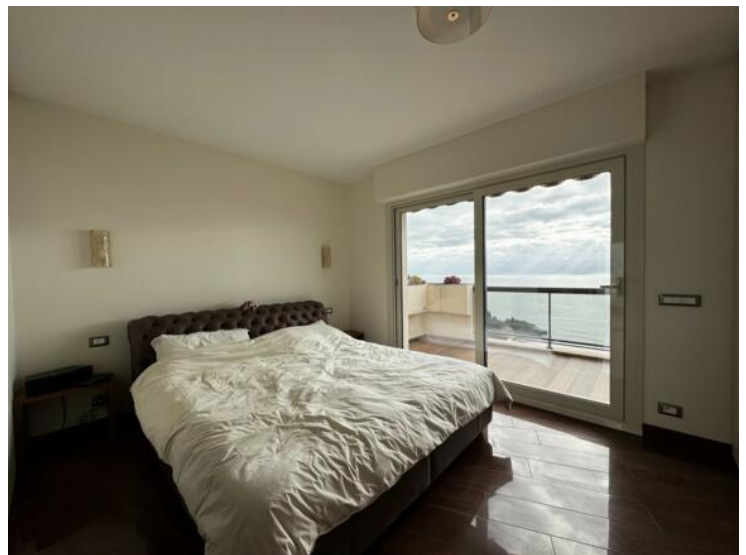
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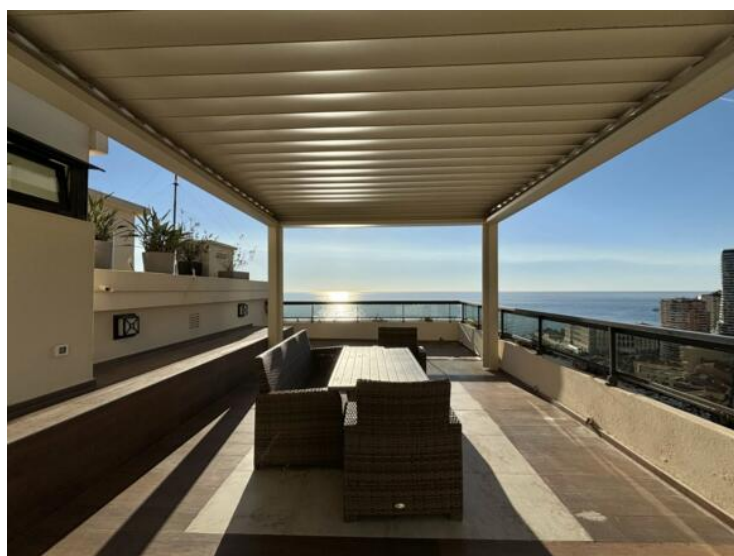
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Ref. : 85523335

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With its generous volumes, quality finishes and ideal location, this unique duplex is a rare opportunity at the gateway to the Principality.







Diagnostic de Performances Énergétiques

