



Roquebrune Cap Martin. Provencal villa, garden, swimming pool, g

For sale

1 150 000 €

Product type House	Num rooms +5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 140 m²	Land area 2 233 m²	Bedrooms 2	Bathroom 1
Parking 1	Cellar 1	Box 2	Ref. 84723037

Roquebrune Cap Martin, Coupière sector, facing south-west, panoramic views of Monaco, sea and mountain, bright villa of 140 sqm built on wooded land of about 2,200 sqm, olive trees and fruit trees, swimming pool (covered also to enjoy all year), spacious terrace, large paved parking, for several vehicles, two separate garages, possibility of extension of 48 sqm.

This Provencal villa on two levels, consists of an entrance, living room opening onto terrace of 14 sqm, independent kitchen recently renovated, 2 bedrooms, bathroom, and guest toilet. On the ground floor, 2 other bedrooms, one with bathroom, fitted wardrobes, large cellar, laundry room, and access to the garage.

Services: reversible air conditioning

ENERGY CLASS: 194 D CLIMATE CLASS: 6 B ECD drawn up on Avril, 9th 2024

Estimated average annual energy costs for standard use, based on 2021 energy prices, between 1,010 euros and 1,410 euros (5 uses: heating, domestic hot water, air conditioning, lighting, auxiliaries).



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Page
1/3

Ref. : 84723037

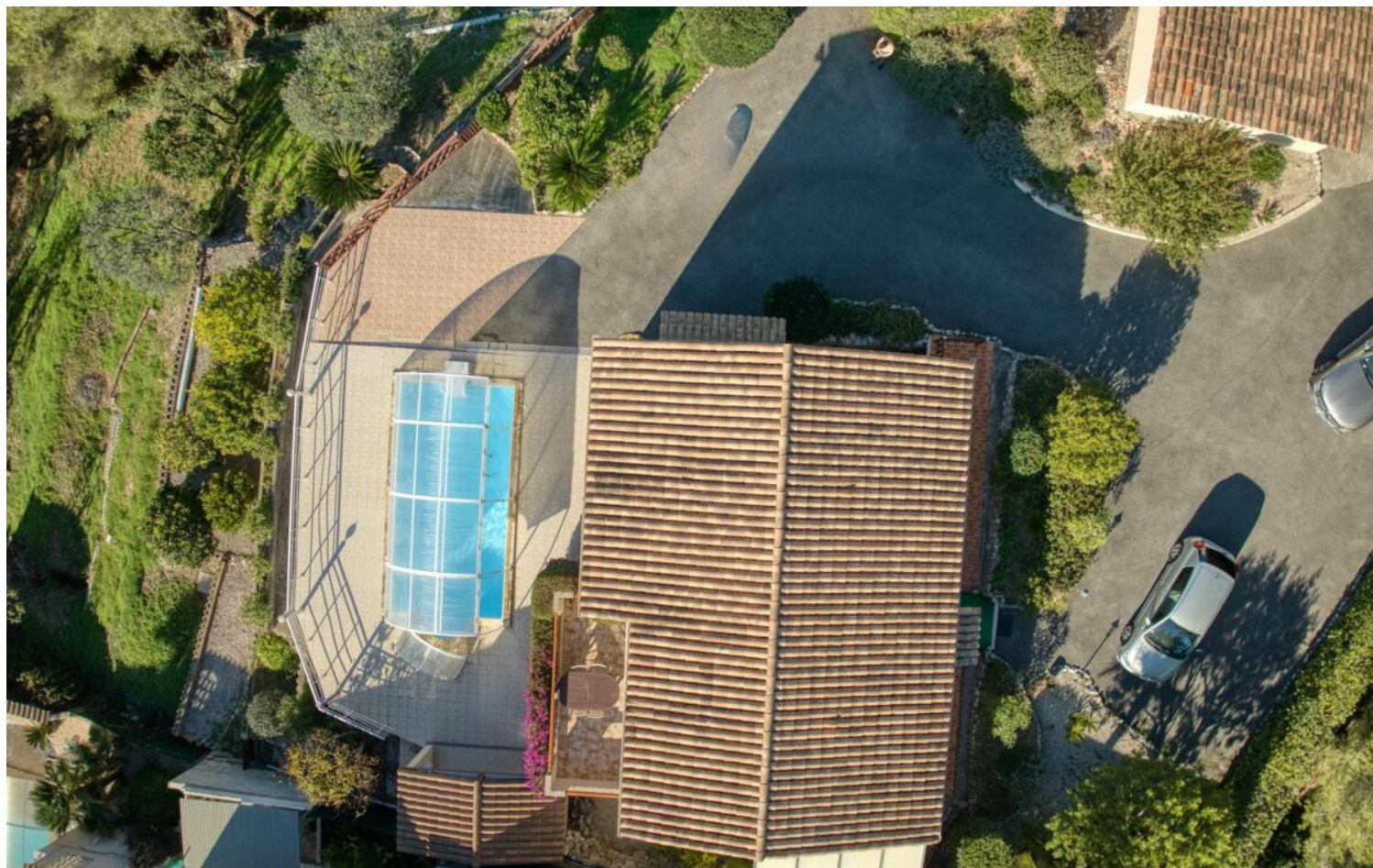
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Property tax: 968 euros/year

Fees charge seller

Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr





Diagnostic de Performances Énergétiques

