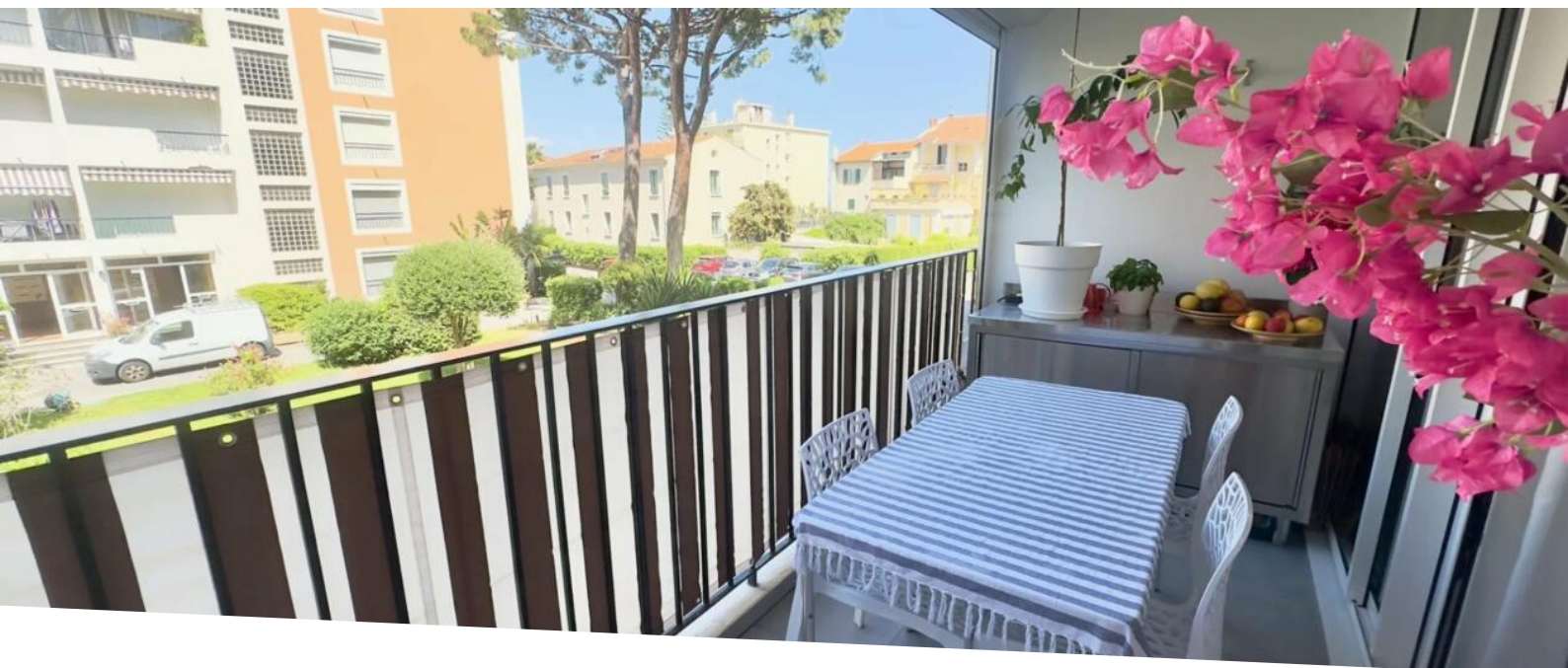




## Roquebrune Cap Martin, seaside 3 rooms 71 m<sup>2</sup>

For sale

545 000 €

|                                           |                                           |                                          |                          |
|-------------------------------------------|-------------------------------------------|------------------------------------------|--------------------------|
| Product type<br><b>Apartment</b>          | Num rooms<br><b>3 rooms</b>               | City<br><b>Roquebrune-Cap-Martin</b>     | Country<br><b>France</b> |
| Living area<br><b>71,65 m<sup>2</sup></b> | Terrace area<br><b>6,70 m<sup>2</sup></b> | Total area<br><b>78,35 m<sup>2</sup></b> | Bedrooms<br><b>2</b>     |
| Bathroom<br><b>1</b>                      | Cellar<br><b>1</b>                        | Annual costs<br><b>2 016 €</b>           | Condition<br><b>New</b>  |
| Ref.<br><b>85864755</b>                   |                                           |                                          |                          |

In Roquebrune-Cap-Martin, just a stone's throw from the sea, this 71.65 m<sup>2</sup> walk-through flat is nestled in a gated, secure residence surrounded by carefully landscaped Mediterranean gardens.

Entirely renovated with taste, this property offers comfortable living. The through-planning ensures plenty of light throughout the day, while the loggia with removable closure offers a pleasant side sea view, two bedrooms, shower room, dressing room, separate toilet, storeroom and cellar.

The Nolte kitchen is fully equipped and separate, adding practicality and elegance to the living space. The air conditioning is ducted and reversible, providing thermal comfort in both summer and winter.

The condominiums provide ample communal parking, as well as space for two-wheelers and bicycles. A cellar completes this property.

There is also the option of purchasing a lock-up garage.



Co-ownership charges: euros158/month (hot and cold water, maintenance of green spaces and communal areas).

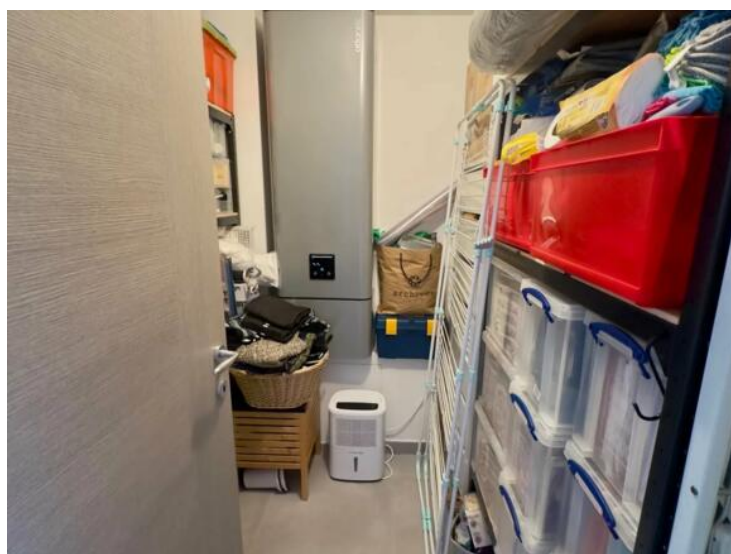
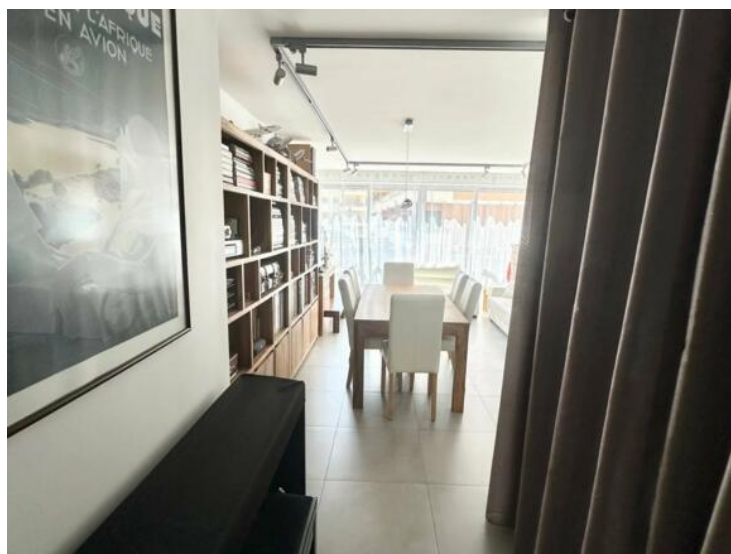
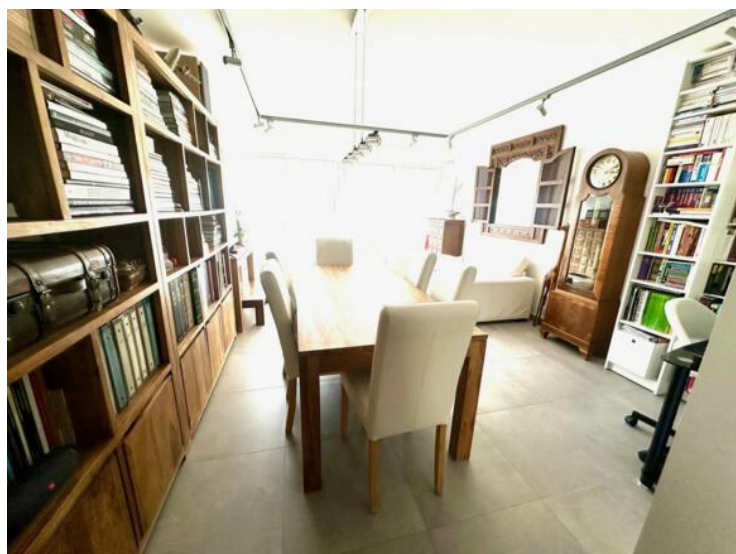
No work required - diagnostics, no anomalies

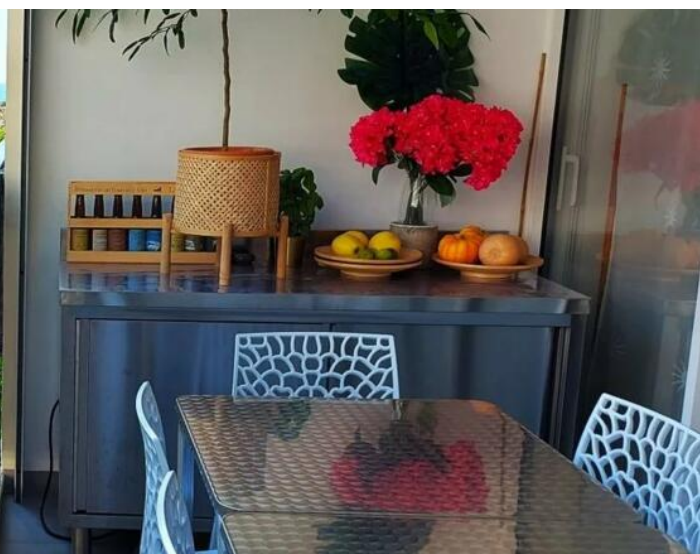
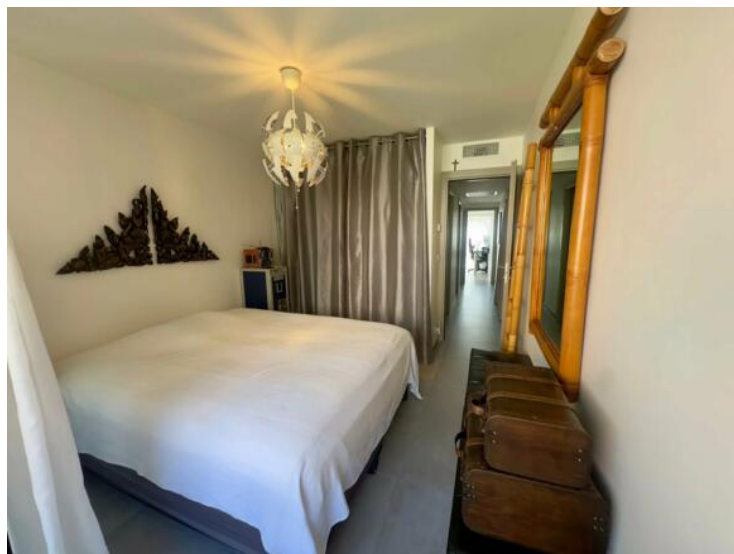
Fees charged by the vendor

Property subject to co-ownership status

Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](http://georisques.gouv.fr)







### Diagnostic de Performances Énergétiques

