



## Roquebrune Cap Martin - 3 rooms 87 m2 terrace 28 m2

For sale

898 000 €

|                                                  |                                                |                                                  |                                 |
|--------------------------------------------------|------------------------------------------------|--------------------------------------------------|---------------------------------|
| <i>Product type</i><br><b>Apartment</b>          | <i>Num rooms</i><br><b>3 rooms</b>             | <i>City</i><br><b>Roquebrune-Cap-Martin</b>      | <i>Country</i><br><b>France</b> |
| <i>Living area</i><br><b>84,30 m<sup>2</sup></b> | <i>Terrace area</i><br><b>23 m<sup>2</sup></b> | <i>Total area</i><br><b>108,96 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>2</b>     |
| <i>Bathroom</i><br><b>1</b>                      | <i>Annual costs</i><br><b>2 400 €</b>          | <i>Ref.</i><br><b>5814963</b>                    |                                 |

### Roquebrune-Cap-Martin In the Heart of a Belle Époque Palace

In the heart of a former Belle Époque palace overlooking the prestigious Cap Martin, discover this magnificent 2-bedroom apartment of 84 sqm with a 23 sqm terrace, bathed in light and offering a stunning panoramic view of the sea and the Principality of Monaco.

Located in a secure historic residence, currently undergoing a complete renovation (facades, roof, elevator, stairwell – works fully financed), this rare property perfectly combines the charm of period architecture with unique contemporary potential.

#### Layout:

Spacious living room opening onto a majestic south-facing terrace

Independent kitchen (with option to open onto the living area)

Two bright, well-oriented bedrooms



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Large shower room with balcony

Plenty of built-in storage

The generous volumes, high ceilings, and original features (balustrades, architectural details) give this apartment elegance and refinement. Being both dual-aspect and corner-positioned, it benefits from optimal natural light throughout the day.

Surrounded by a landscaped Mediterranean garden, the residence offers a privileged living environment just steps away from shops, beaches, public transport (including a direct shuttle to Nice airport), and Monaco.

Additional Features:

Residents' collective parking

Cellar

Monthly charges: euros200 (including cold and hot water, heating, elevator, and communal areas)

A true prestigious haven, combining authenticity and modern comfort, just a stone's throw from Monaco.

Agency fees payable by the seller

Information on potential risks related to this property is available on the Géorisques website









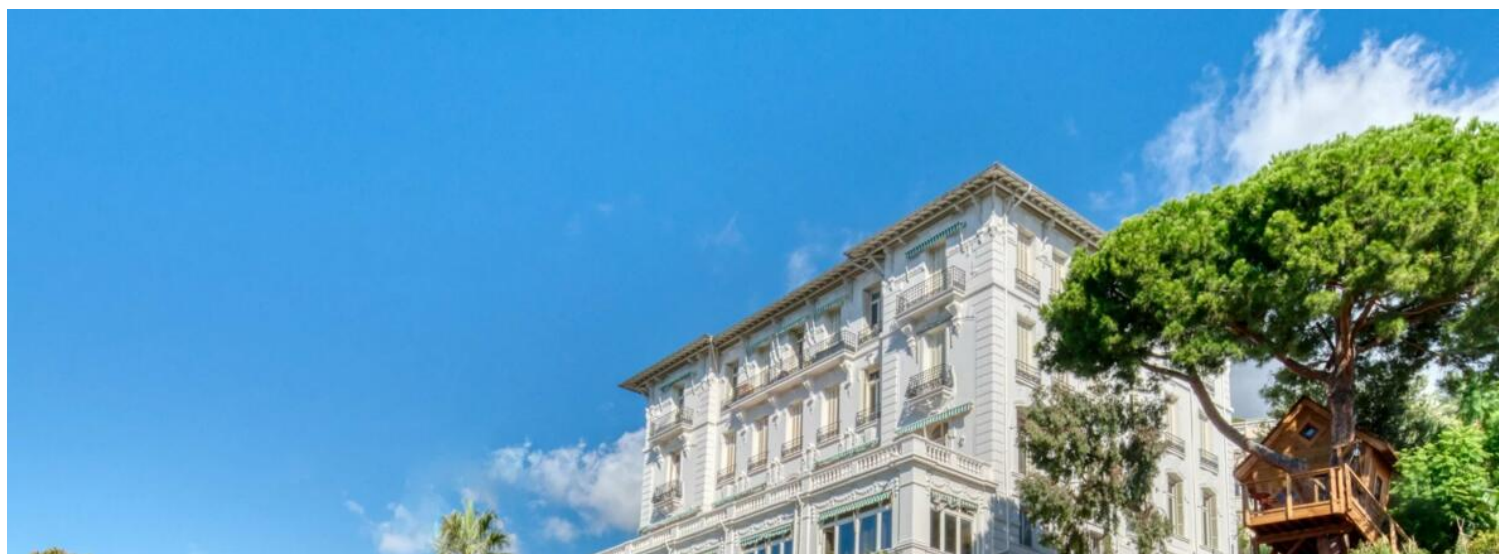












### Diagnostic de Performances Énergétiques

