

## EXCEPTIONNAL LOCATION WITHIN 2 minutes of MONACO

For sale

900 000 €

<i>Product type</i> <b>Villa</b>	<i>Num rooms</i> <b>6</b>
<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>107 m<sup>2</sup></b>	<i>Terrace area</i> <b>20 m<sup>2</sup></b>
<i>Land area</i> <b>328 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>To refresh</b>	<i>Release date</i> <b>Quickly</b>
<i>Ref.</i> <b>ABK - CCRM01</b>	

Rental investment or family home, it's up to you.

Located less than 100 meters from the border with Monaco, a few steps from local shops, exceptional typical house of the region, currently composed as follows:

On the ground floor: an apartment type 2 rooms with living room, kitchen, separate toilet, bedroom with ensuite bathroom

On the 1st floor: an apartment of type 4 rooms including an entrance hall serving a bedroom on the back, an access towards the rear terrace, an independent kitchen with access to the rear terrace, a bathroom, a room in South facade with sea view, and a living room giving access to the south-facing balcony with sea view.

This house benefits from a garden that borders the house on its 4 facades. Accessible by a pedestrian staircase, it may be considered the creation of parking spaces on the rear part of the house.

