



## 3P - TERRACE 25 m<sup>2</sup> - GARDEN 100 m<sup>2</sup> - CELLAR - PARKING - SWIMMING POOL - SEA VIEW

For sale

589 000 €

Product type <b>Apartment</b>	Num rooms <b>3 rooms</b>	City <b>Roquebrune-Cap-Martin</b>	Country <b>France</b>
Living area <b>60 m<sup>2</sup></b>	Terrace area <b>25 m<sup>2</sup></b>	Garden area <b>100 m<sup>2</sup></b>	Bedrooms <b>2</b>
Bathrooms <b>2</b>	Parking <b>1</b>	Cellar <b>1</b>	Floor <b>RDJ</b>
Annual costs <b>2 400 €</b>	Condition <b>New</b>	View <b>Sea and Hill</b>	Exposure <b>South</b>
Ref. <b>PC - VF - 13</b>			

**Lovely 3-room apartment of 60 m<sup>2</sup> in the Hamlet in a residence with character and a swimming pool.** Composed of an entrance hall with its open kitchen opening onto the living room (30 m<sup>2</sup>), with 2 bedrooms, 2 shower rooms and toilets. It benefits in complete tranquility from a beautiful **sunny terrace of 25 m<sup>2</sup>** overlooking **the garden of 100 m<sup>2</sup>** with sea and hill view. Close to Monaco at 7 kms. **With a cellar included and parking.** Possibility of having a 2nd double cellar. As well as an optional 2nd private parking space. New residence (2020).

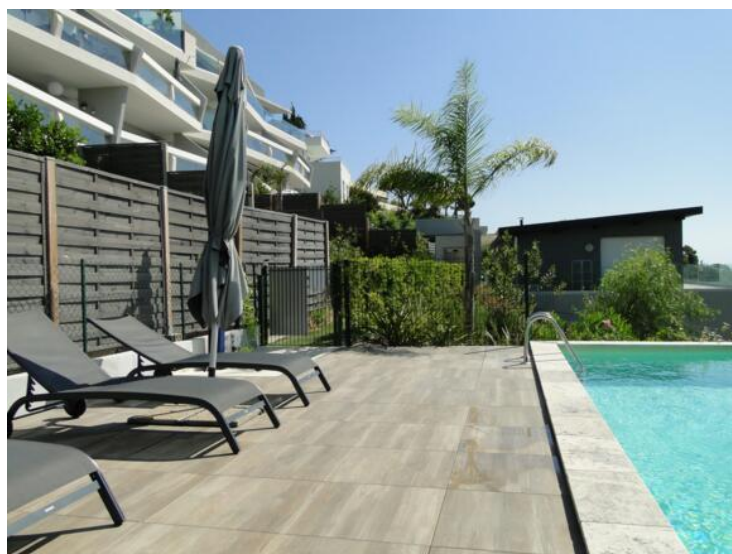
- Entrance and open kitchen
- 2 bedrooms
- 2 shower rooms
- 2 toilets



- 60.49 m<sup>2</sup> of interior area
- 25 m<sup>2</sup> terrace
- Garden of 100 m<sup>2</sup>
- 1 Cellar included
- Property tax: not provided because NEW 2020
- Charges 2400€/year
- Co-ownership of 50 lots
- DPE: -- GHG: non-existent uninhabited

This property is subject to the rules of the co-ownership, and the fees payable by the sellers are included in the price. "Information on the risks to which this property is exposed is available on the Géorisques <http://georisques.gouv.fr> website".

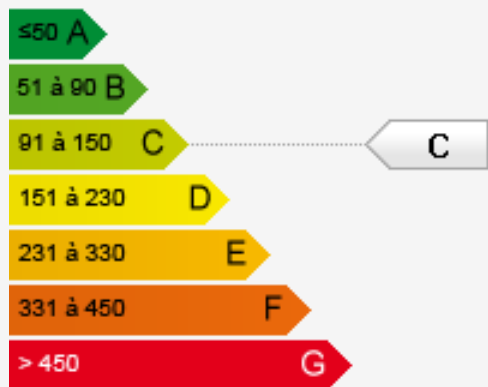
Caron Immobilier correspondant - Registration with the Trade and Companies Register under the number: 524 243 961 00025 RCS NICE (Caron Philippe) - Company registration number: 6831Z - Professional card number: CPI 5906 2018 000 027 953 - CCI NICE







## Consommations énergétiques



## Émissions de gaz à effet de serre

