

## TWO-ROOM APARTMENT WITH TERRACE IN A RESIDENCE WITH SWIMMING POOL

For sale

395 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>District</i> <b>Village-Cros de Caste-Coupiere-Mont Gros</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>42,22 m<sup>2</sup></b>
<i>Terrace area</i> <b>17 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathroom</i> <b>1</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Annual costs</i> <b>1 800 €</b>	<i>Condition</i> <b>Good condition</b>
<i>Furnished</i> <b>Yes</b>	<i>View</i> <b>SEA VIEW</b>
<i>Exposure</i> <b>SOUTH EAST</b>	<i>Release date</i> <b>Available</b>

In a recent and secure residence with swimming pool, discover this bright 2-room apartment of 43 m<sup>2</sup> with a large terrace of 18 m<sup>2</sup>, ideal for enjoying the Mediterranean climate, as a main residence, secondary residence or rental investment. Modern services and parking available for an additional fee.

Located in a recent and secure residence built in 2019 with swimming pool, this bright 2-room apartment of



approximately 43 m<sup>2</sup> offers a modern, comfortable and particularly pleasant living environment. Ideally arranged, the apartment consists of a spacious and bright living room with open kitchen, creating a friendly and functional living space on a daily basis.

The living room opens onto a beautiful terrace of 18 m<sup>2</sup>, a real extension of the apartment. This outdoor space allows you to take full advantage of the Mediterranean climate, whether it is to share meals outside, relax or simply enjoy moments of calm. The independent bedroom offers a comfortable sleeping area well separated from the living room.

The services are modern, in line with the recent construction of the residence, guaranteeing a good level of comfort and good energy performance. The condominium is secure, well maintained and has a swimming pool, a real asset for the residents.

This property represents a great opportunity, both for a main residence, a pied-à-terre on the French Riviera and for a rental investment thanks to its configuration and the quality of the residence.

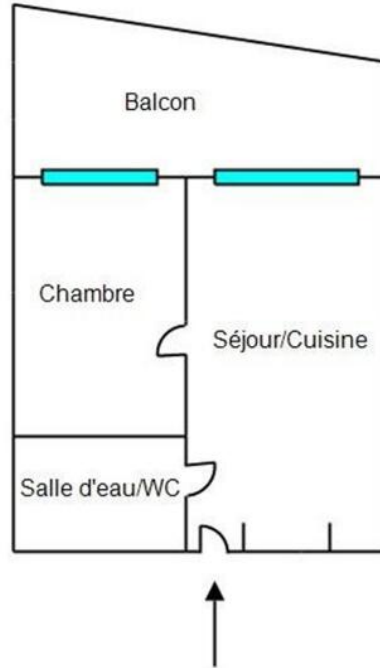
Parking possible at an additional cost: €30,000.

For more information or to arrange a visit, please do not hesitate to contact us.









### Diagnostic de Performances Énergétiques

