

## TWO-ROOM APARTMENT WITH TERRACE

For sale

598 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>58 m<sup>2</sup></b>
<i>Terrace area</i> <b>60 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Box</i> <b>1</b>
<i>Floor</i> <b>2</b>	<i>Annual costs</i> <b>3 600 €</b>
<i>Condition</i> <b>Work required</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>	<i>Ref.</i> <b>VISTA 2511</b>

Panoramic sea view and exceptional terrace of 60 m<sup>2</sup> for this 2-room apartment converted into 3 rooms, located in a secure residence with swimming pool and parking.

In a secure residence with swimming pool, discover this 58 m<sup>2</sup> apartment offering a panoramic sea view and an exceptional exterior.



Initially designed as a 2-room property, this property has been intelligently refurbished into a 3-room property in order to optimize space and offer more comfort on a daily basis. It consists of a bright living room with open fitted kitchen, creating a friendly and pleasant living space. The apartment also has two well-arranged sleeping areas, a bathroom and a shower room, allowing a practical organization for a main residence as well as for a pied-à-terre.

The real asset of this property lies in its superb 60 m<sup>2</sup> terrace. Spacious and perfectly exposed, it offers a panoramic sea view and is an ideal space to enjoy the Mediterranean climate, entertain or simply relax in front of an exceptional setting.

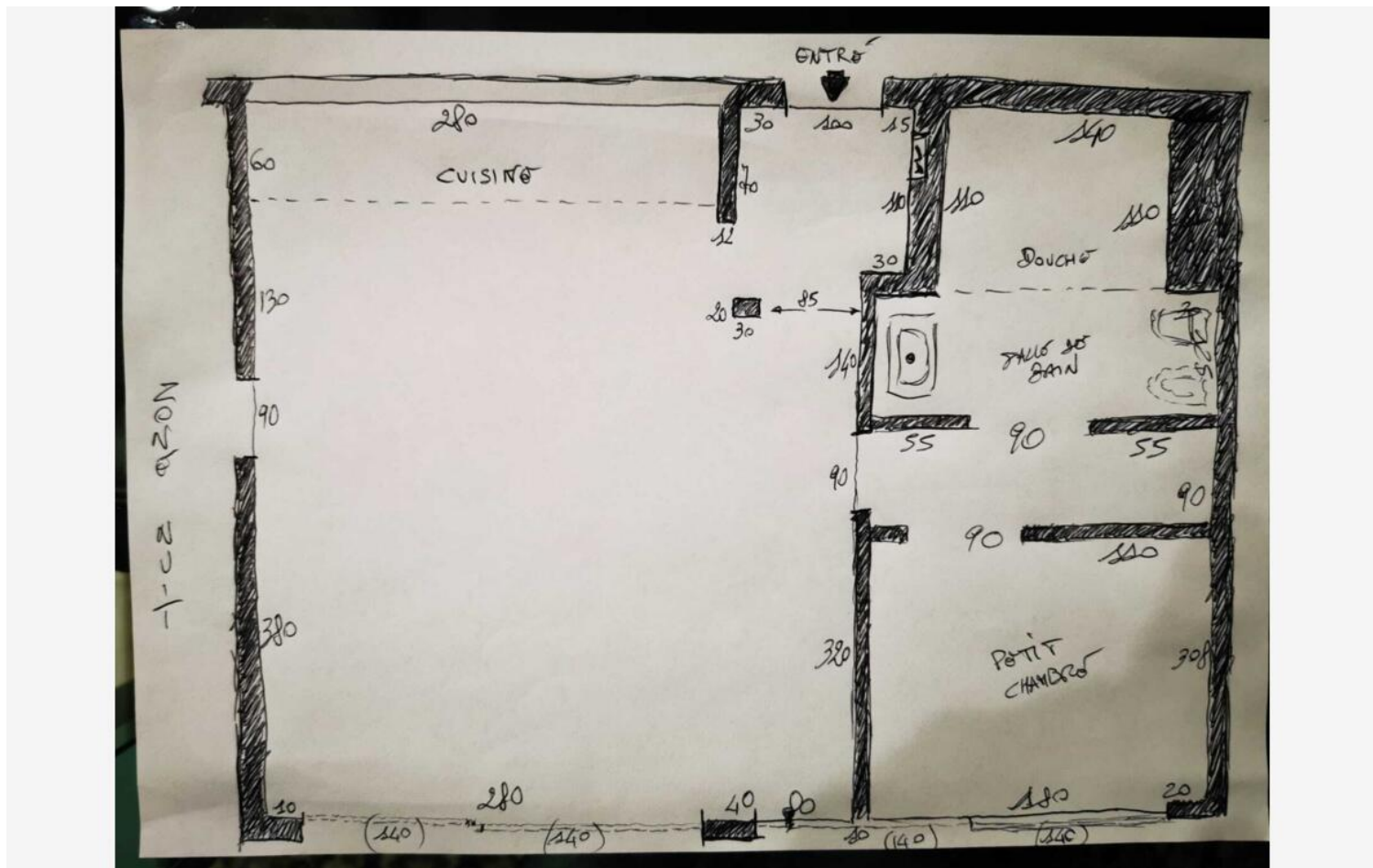
Underground parking completes this property.

Located in a sought-after residence with swimming pool, this apartment represents a great opportunity to live or invest in a privileged environment.



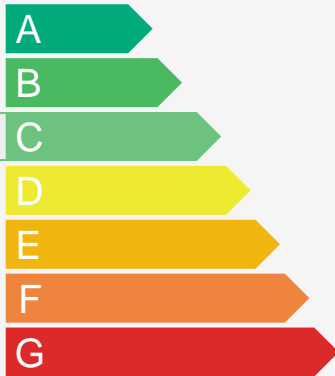






### Diagnostic de Performances Énergétiques

logement très performant

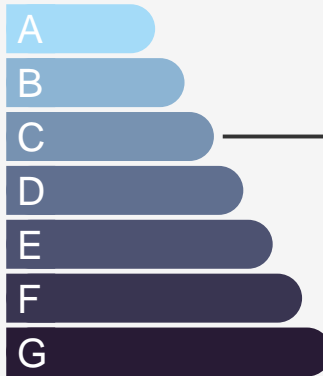


178  
kWh/m².an

5  
kg CO2/m².an

logement extrêmement consommateur d'énergie

logement très performant



5  
kg CO2/m².an

logement extrêmement consommateur d'énergie

