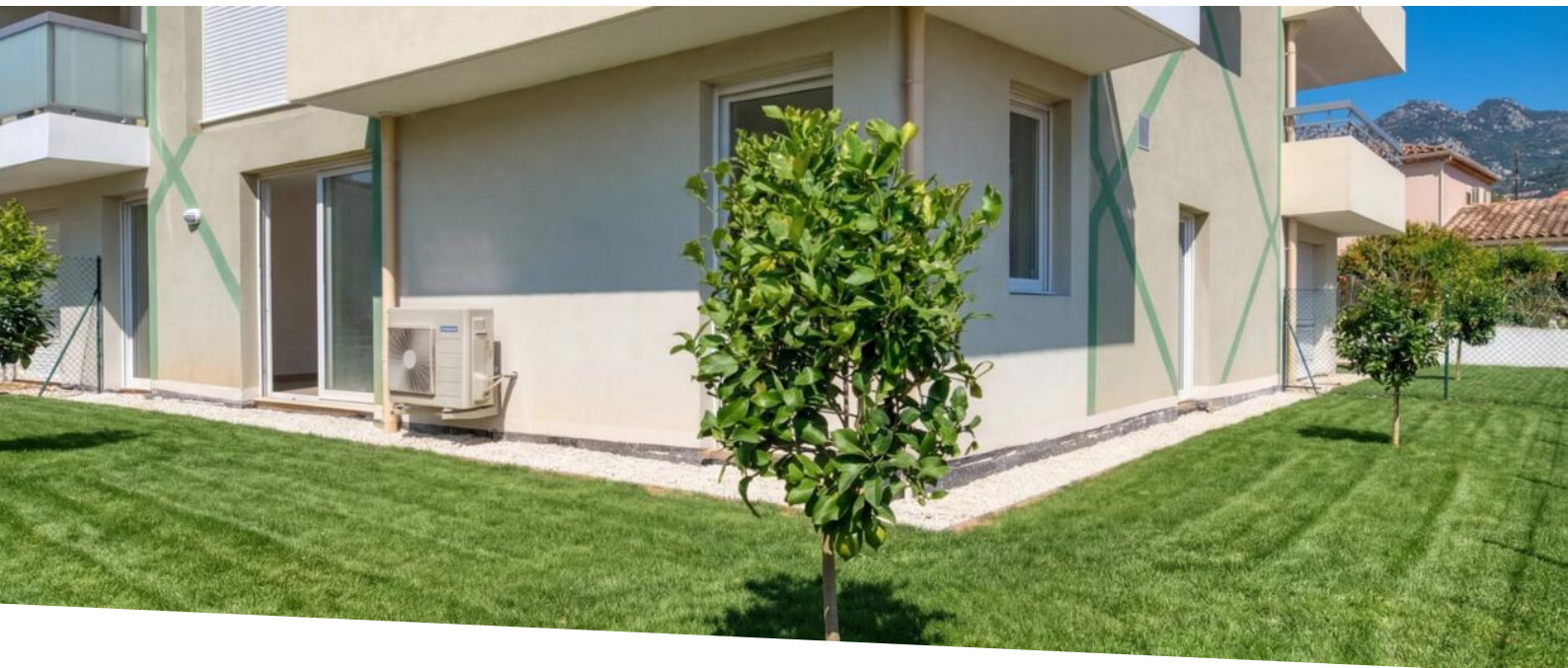




## Roquebrune-Cap-Martin Carnolès - 3 new rooms 59 m2 with garden 8

For sale

490 000 €

|                                        |                                         |                                           |                                  |
|----------------------------------------|-----------------------------------------|-------------------------------------------|----------------------------------|
| Product type<br><b>Apartment</b>       | Num rooms<br><b>3 rooms</b>             | City<br><b>Roquebrune-Cap-Martin</b>      | Country<br><b>France</b>         |
| Living area<br><b>59 m<sup>2</sup></b> | Land area<br><b>86,20 m<sup>2</sup></b> | Garden area<br><b>86,20 m<sup>2</sup></b> | Bedrooms<br><b>2</b>             |
| Bathroom<br><b>1</b>                   | Parking<br><b>1</b>                     | Condition<br><b>New</b>                   | View<br><b>Unobstructed view</b> |
| Ref.<br><b>86722364</b>                |                                         |                                           |                                  |

Located in the Carnolès area of Roquebrune-Cap-Martin, this 59 sqm, 3-room garden apartment is set in a quiet, upscale residence scheduled for completion in January 2026. Facing south-east, the apartment offers an unobstructed view of its private exterior. The interior layout comprises a 6.5 sqm entrance hall, a 22 sqm living room with open kitchen, and two bedrooms of 11.6 sqm and 10.9 m<sup>2</sup>.

The highlight of this property is its vast 86.2 sqm private garden, which extends the living space. Ideally located just 350 m from the town center, it is also within easy reach of all transport links, including the train station and bus routes, which are just a few minutes' walk away.

Features: reversible air conditioning, double glazing, electric blinds and exterior lighting.

A peaceful location, perfect for serene city-center living.



Basement parking included.

Subject to co-ownership status. Charge to be defined

Fees to be paid by seller

ENERGY CLASS CLIMATE CLASSE ECD performed before July 01, 2021

Information on the risks to which this property is exposed is available on the Géorisques website  
georisques.gouv.fr

