

## LAROUSSE | PARC SAINT ROMAN | 3 ROOMS

For sale

Sole agent

3 600 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>Building</i> <b>Parc Saint Roman</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>72,30 m<sup>2</sup></b>	<i>Terrace area</i> <b>20,10 m<sup>2</sup></b>	<i>Total area</i> <b>92,40 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathroom</i> <b>1</b>	<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>2</b>	<i>Condition</i> <b>Work required</b>
<i>View</i> <b>Vue mer</b>	<i>Ref.</i> <b>VMO-0622-PSR_26040 7-071737</b>		

Located in a **luxury residence** offering **concierge service**, **swimming pool**, **sauna**, and **fitness room**, this **apartment to renovate** offers strong potential in a highly sought-after setting.

The apartment comprises:

- An **entrance hall**
- A **living and dining area** opening onto a **terrace with sea view**
- An **independent kitchen**
- A **first bedroom**



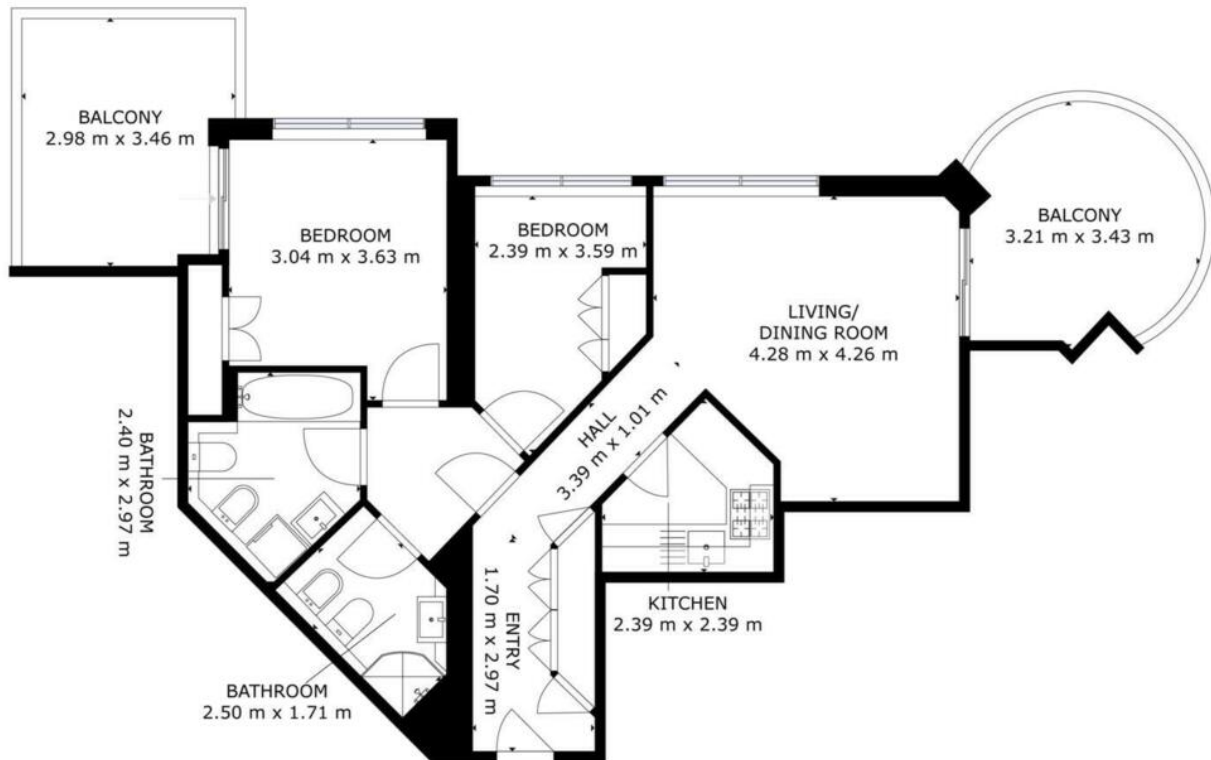
- A **second bedroom** with access to a **loggia**
- A **bathroom**
- A **shower room**

A **cellar** completes this property.

☐☐ **Possibility to acquire a parking space at an additional cost**, a valuable and rare asset.







FLOOR 1

GROSS INTERNAL AREA  
EXCLUDED AREAS: BALCONY: 20 m<sup>2</sup>  
TOTAL: 63 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

