



ROQUEBRUNE-CAP-MARTIN - ONE-BEDROOM APARTMENT WITH ROOFTOP TERRACE

For sale

462 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>District</i> Village-Cros de Caste-Coupiere-Mont Gros	<i>City</i> Roquebrune-Cap-Martin
<i>Country</i> France	<i>Living area</i> 49,57 m²
<i>Terrace area</i> 43 m²	<i>Bedroom</i> 1
<i>Bathroom</i> 1	<i>Box</i> 1
<i>Floor</i> dernier étage	<i>Annual costs</i> 1 560 €
<i>Condition</i> Good condition	<i>Furnished</i> Yes
<i>View</i> SEA, HILLS AND SKY VIEW	<i>Exposure</i> WEST / SOUTH-WEST
<i>Release date</i> Available	<i>Ref.</i> 2567

Rare apartment with private rooftop terrace and parking, located in a sought-after residential area of Roquebrune-Cap-Martin.

Ideally located in a sought-after residential area of Roquebrune-Cap-Martin, on Avenue Torraca, this



apartment enjoys a highly desirable location close to shops, everyday amenities, public transport, and main road connections. This popular sector offers a peaceful residential lifestyle while remaining perfectly accessible.

With a surface area of **49.57 sqm (excluding terrace and rooftop)**, this one-bedroom apartment comprises an entrance leading to a bright living room, kitchen, hallway, bedroom, bathroom, separate WC, and storage space. The layout is functional and pleasant to live in.

The apartment also benefits from balconies, providing outdoor space and bringing natural light into the living areas.

A key feature of this property is its private rooftop terrace, a rare asset in the area, offering additional outdoor living space. Ideal for creating a relaxation area, entertaining guests, or simply enjoying the exceptional climate of the region.

A parking space is included in the price, adding significant comfort in this highly sought-after area.

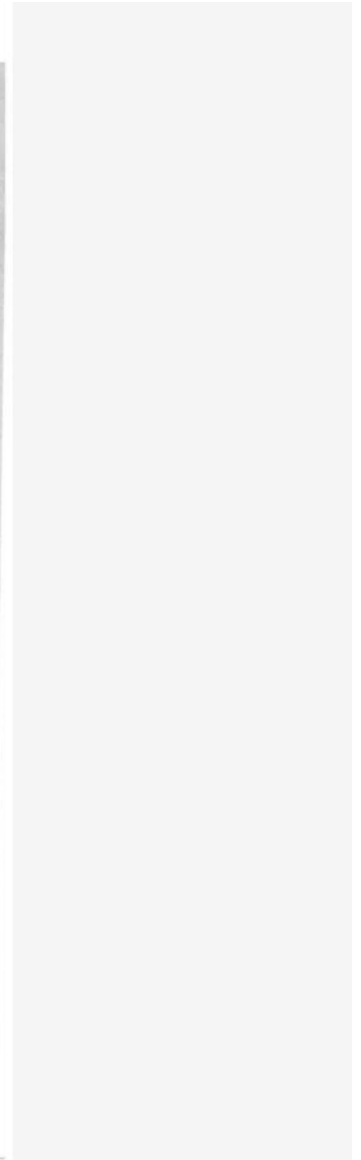
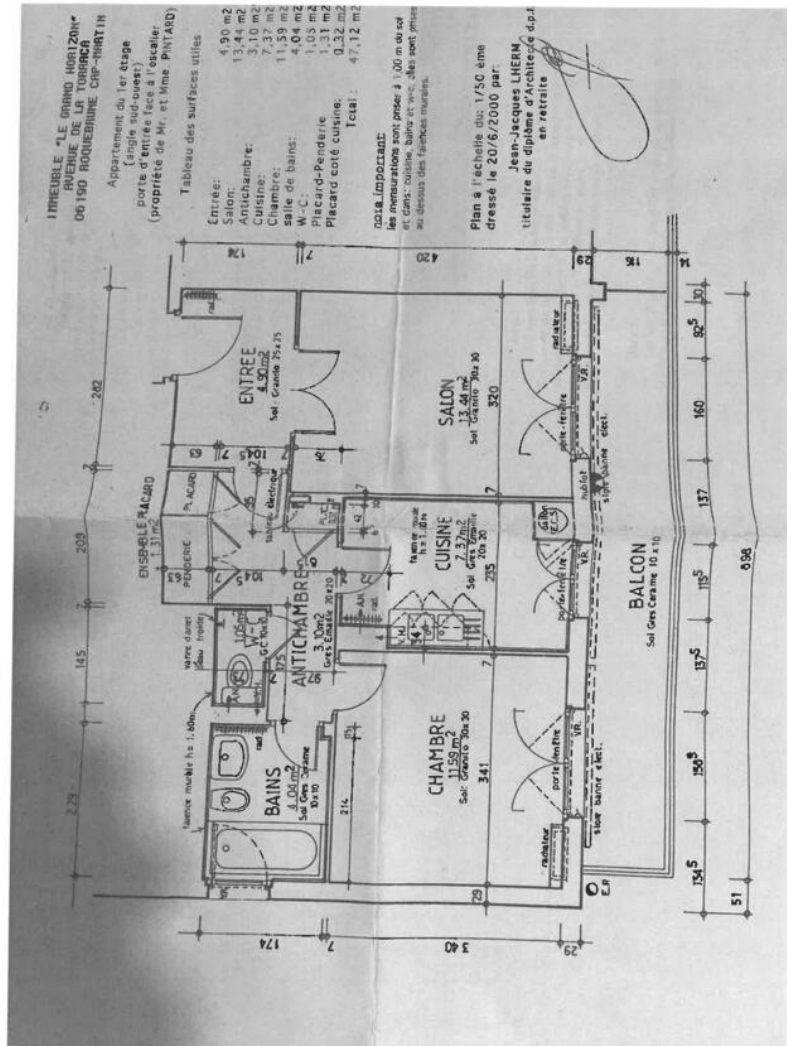
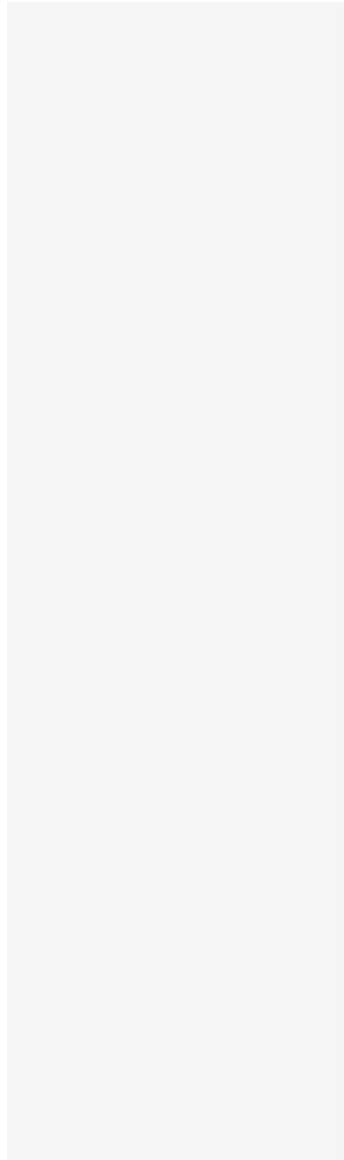
This property represents an excellent opportunity as a primary residence, holiday home, or rental investment, thanks to its location and features.

The surrounding environment is highly appreciated for its quality of life and residential atmosphere. Between the sea and hills, Roquebrune-Cap-Martin offers a privileged setting on the French Riviera, known for its authenticity, heritage, and relaxed lifestyle. Beaches, seaside walks, sports facilities, shops, and services are all within easy reach.

The property also offers strong potential for value appreciation thanks to its rare outdoor spaces and sought-after layout. The private rooftop terrace is a true extension of the living space and can be arranged as a lounge, dining area, sun deck, or relaxation zone.







Diagnostic de Performances Énergétiques

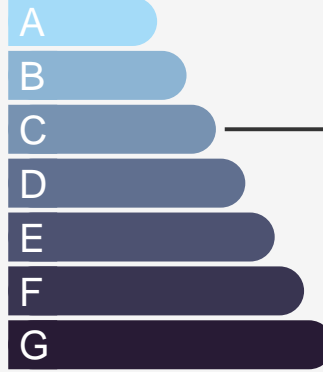
logement très performant



156
kWh/m².an

5
kg CO₂/m².an

logement très performant



5
kg CO₂/m².an

