

ROQUEBRUNE ST ROMAN - 3 BEDROOM HOUSE

For sale

720 000 €

Product type House	Num rooms 4 rooms
District Cabbe-Saint Roman	City Roquebrune-Cap-Martin
Country France	Living area 104 m²
Terrace area 22 m²	Bedrooms 3
Bathroom 1	Floor 1
Annual costs 1 000 €	Condition To refresh
Furnished Yes	View CITY
Exposure NORTH	Release date Available
Ref. 2563	

Instagram clap.legal clap.green
LightShop

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English
Charming house in Saint-Roman, Roquebrune-Cap-Martin
Roquebrune-Cap-Martin - Saint-Roman district

Located in the popular area of Saint-Roman in Roquebrune-Cap-Martin, in the immediate vicinity of Monaco and all amenities (shops, transport, schools), this house of approximately 104 m² offers a strong potential for development and development.

Roquebrune-Cap-Martin - Saint-Roman district

Located in the popular area of Saint-Roman in Roquebrune-Cap-Martin, in the immediate vicinity of Monaco



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Built on several levels, it consists of a living room of about 20 m², extended by a veranda of 20 m², a real additional living room bathed in light. This space allows you to enjoy a pleasant setting in all seasons and offers many possibilities of layout (living room, dining room, relaxation area).

The sleeping area includes three bedrooms of about 12 m² each:

Two bedrooms upstairs, arranged in a row, accompanied by a bathroom with toilet. This layout can be redesigned to optimize circulation and create more independent spaces according to your needs.

A bedroom on the ground floor, which can also be converted into an office, dressing room or extra bedroom, ideal for teleworking or entertaining.

A separate toilet completes the ground floor.

This property will particularly appeal to buyers looking for a project with work, allowing them to rethink the volumes and create a living space in their image. Its optimization potential makes it an interesting opportunity, whether for a main residence, a pied-à-terre near Monaco or a rental investment.

Its strategic location is a real asset: quick access to Monaco, proximity to roads, public transport and daily amenities, while being located in a sought-after residential environment.

The property does not have parking, however several solutions exist nearby (public parking or rentals).

Please note: pedestrian access by steps, which guarantees a quieter and more preserved environment.

A rare opportunity in the area, offering an excellent compromise between location, surface area and potential.

To visit quickly.

NO PARKING.

PEDESTRIAN ACCESS BY STEPS.

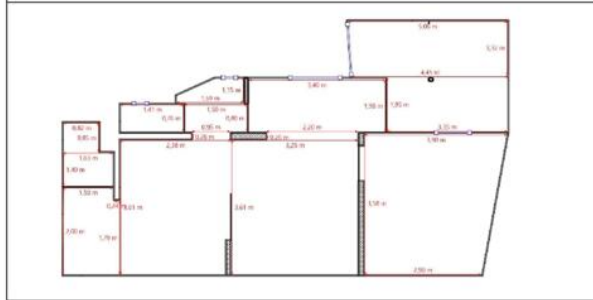
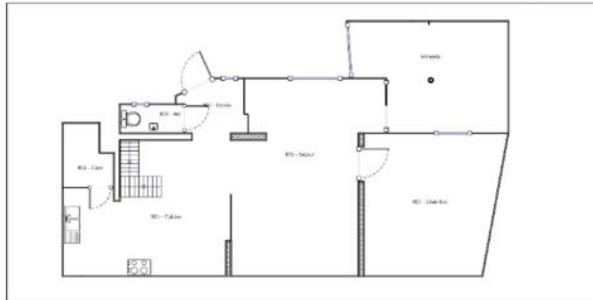








Attestation de surface n° 25/DIAG/3148



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