



## RARE APARTMENT WITH LAND 534 M2 SEA VIEW VERY CLOSE TO MONACO

For sale

550 000 €

|                                        |                                                 |                                       |                                        |
|----------------------------------------|-------------------------------------------------|---------------------------------------|----------------------------------------|
| Product type<br><b>Apartment</b>       | Num rooms<br><b>4 rooms</b>                     | City<br><b>Roquebrune-Cap-Martin</b>  | Country<br><b>France</b>               |
| Living area<br><b>60 m<sup>2</sup></b> | Terrace area<br><b>7 m<sup>2</sup></b>          | Land area<br><b>534 m<sup>2</sup></b> | Garden area<br><b>53 m<sup>2</sup></b> |
| Bedrooms<br><b>3</b>                   | Bathroom<br><b>1</b>                            | Parking<br><b>1</b>                   | Annual costs<br><b>1 €</b>             |
| Furnished<br><b>Yes</b>                | View<br><b>Vue mer,Vue montagne,Vue dégagée</b> | Release date<br><b>Now</b>            | Ref.<br><b>NRF -039</b>                |

Roquebrune-Cap-Martin – Renovated apartment with terrace, parking and private garden of 534 m<sup>2</sup>

Only **1.5 km from Monaco**, with direct and easy access, discover this beautiful apartment completely renovated, located in a small intimate condominium with **volunteer trustee** and **very low charges**.

The 4-room apartment consists of a secure entrance with **armored door and camera**, a bright living room with equipped American kitchen, opening onto a pleasant terrace of about **10 m<sup>2</sup>** protected by a blind.

From the living room and the kitchen, you can enjoy a beautiful sea view, bringing charm and brightness to everyday life.

The sleeping area includes a large bedroom, a second master bedroom with access to the terrace and the possibility of setting up a dressing room, as well as a small bedroom that can be used as an office or an extra



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bedroom.

The bathroom with toilet has been completely renovated with current and neat services.

The property benefits from modern comfort with **reversible air conditioning**, electrical equipment and home automation.

As for parking, it is possible to park **two small city cars** or **a large car and a small one**, a real asset near Monaco.

The great plus of this property: a magnificent **private garden of 534 m<sup>2</sup>**, located a few meters from the apartment, swimming pool according to authorizations, offering a rare and precious outdoor space in the area.

On foot, you can reach the Cabbé beach, without using the car, while remaining in the immediate vicinity of Monaco.

#### Highlights

- Only 1.5 km from Monaco
- Fully renovated apartment
- Small condominium with volunteer trustee
- Very low loads
- Terrace of about 10 m<sup>2</sup> with awning
- Beautiful sea view
- Reversible air conditioning
- Home automation
- Parking for 2 vehicles according to size
- Private garden of 534 m<sup>2</sup>
- Land with swimming pool according to authorisations
- Walking access to the beach of Cabbé

A rare property on the market, ideal for a main residence, a pied-à-terre close to Monaco or a quality heritage investment.

VIDEO linked

**To visit without delay.**





