



## EXCLUSIVITY - Roquebrune-Cap-Martin - 2 rooms 37 m2 with terrace

For sale

Sole agent

335 000 €

|                                           |                                            |                                          |                          |
|-------------------------------------------|--------------------------------------------|------------------------------------------|--------------------------|
| Product type<br><b>Apartment</b>          | Num rooms<br><b>2 rooms</b>                | City<br><b>Roquebrune-Cap-Martin</b>     | Country<br><b>France</b> |
| Living area<br><b>37,59 m<sup>2</sup></b> | Terrace area<br><b>16,40 m<sup>2</sup></b> | Total area<br><b>53,99 m<sup>2</sup></b> | Bedroom<br><b>1</b>      |
| Bathroom<br><b>1</b>                      | Annual costs<br><b>2 340 €</b>             | View<br><b>Unobstructed view</b>         | Exposure<br><b>North</b> |
| Ref.<br><b>87030152</b>                   |                                            |                                          |                          |

EXCLUSIVITY - Privileged beach area - Roquebrune-Cap-Martin - Just steps from the sea and shops, this charming two-room apartment of 37.59 m<sup>2</sup> is a rare opportunity. Perfectly maintained and very pleasant to live in summer and winter, the apartment is located within a recent high-end residence with a swimming pool, near Monaco. It features a beautiful terrace of 16.40 m<sup>2</sup>, ideal for enjoying the Côte d'Azur climate.

The property is sold turnkey with a 4.60 m<sup>2</sup> cellar included in the price. Possibility to acquire a closed garage in the basement of 13.15 m<sup>2</sup> for an additional cost.

Whether for a first purchase, a pied-à-terre, or a rental investment, this well-maintained cocoon suits all your projects.

Subject to co-ownership status. Fees payable by the seller.



Information on the risks to which this property is exposed is available on the Georisques website  
[georisques.gouv.fr](http://georisques.gouv.fr)



