



## Roquebrune Cap Martin - Modern 3-room apartment with garden

For sale

1 249 000 €

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| <i>Product type</i><br><b>Apartment</b>          | <i>Num rooms</i><br><b>3 rooms</b>                |
| <i>District</i><br><b>Cap Martin</b>             | <i>City</i><br><b>Roquebrune-Cap-Martin</b>       |
| <i>Country</i><br><b>France</b>                  | <i>Living area</i><br><b>113,10 m<sup>2</sup></b> |
| <i>Terrace area</i><br><b>30 m<sup>2</sup></b>   | <i>Garden area</i><br><b>54 m<sup>2</sup></b>     |
| <i>Total area</i><br><b>197,10 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>2</b>                       |
| <i>Bathrooms</i><br><b>2</b>                     | <i>Parking</i><br><b>1</b>                        |
| <i>Cellar</i><br><b>1</b>                        | <i>Floor</i><br><b>rez-de-jardin</b>              |
| <i>Condition</i><br><b>New</b>                   | <i>View</i><br><b>Clear</b>                       |
| <i>Exposure</i><br><b>SOUTH</b>                  | <i>Release date</i><br><b>Available</b>           |

In a new residence in the heart of Cap Martin, discover this sublime 3-room apartment with garden.

With a generous area of 113.1 m<sup>2</sup>, it consists of a spacious and bright living room with open kitchen, two



bedrooms, each with its own bathroom, as well as a balcony terrace of 17 m<sup>2</sup>, a loggia terrace of 13 m<sup>2</sup>, and a garden terrace of 54 m<sup>2</sup>, Perfect for enjoying the outdoors to the fullest.

Everything has been thought out for maximum comfort: reversible air conditioning, electric shutters.

To complete this exceptional property, the apartment also has a cellar.

Possibility of acquiring a closed box with electric car charging socket.

Nestled in a green and peaceful setting, this property is a true haven of peace.







