



Roquebrune Cap Martin - 3-room 69 m² terrace 34 m² garden 44 m²

For sale

535 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms	<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 69 m²	<i>Terrace area</i> 26 m²	<i>Land area</i> 44 m²	<i>Garden area</i> 44 m²
<i>Total area</i> 95 m²	<i>Bedrooms</i> 2	<i>Bathrooms</i> 2	<i>Annual costs</i> 4 320 €
<i>Ref.</i> 5091551			

Roquebrune Cap Martin, quiet, close to the city center, in a residence of standing built in 2017, 20 apartments, with swimming pool, exceptional 3-room apartment of 69 m² on the garden level, in perfect condition, tastefully furnished, terrace of 34 m², extended by a garden of 44 m², with direct access to the swimming pool, and garage on one level.

This apartment consists of a spacious living room of 29 m² with fully equipped American kitchen with wine cellar, opening onto a terrace, pleasant veranda of 8 m², with parquet flooring, creating an additional room, optimized all year round, s' fully opening by sliding system to take advantage of sunny days, a first master bedroom of 15 m² with dressing room opening onto terrace / garden, with its private bathroom with balneotherapy bath and toilet, a second bedroom of 13 m² with shower room and dressing room, closet and separate toilet.

Furniture option extra.

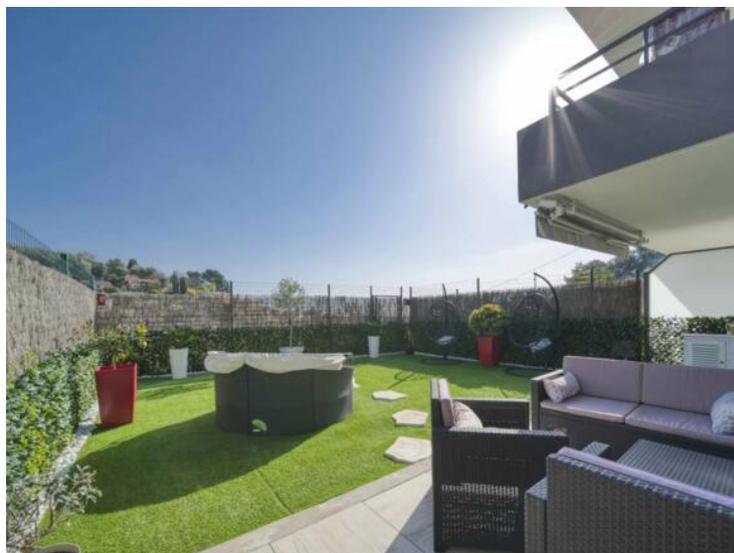


Services: electric shutters, electric blind, ten-year guarantee, video surveillance. Property subject to condominium status Number of lots: 27 Condominium charges 360 euros / month (water, lift, swimming pool and common charges) Property tax 956 euros / year.

ENERGY CLASS: 156 D CLIMATE CLASS: 6 B ECD drawn up on march, 8th 2021 Estimated average amount of annual energy expenditure for standard use, energy price base for 2015: 643,83 euros

Fees charge seller.

Information on the risks to which this property is exposed is available on the Georisques website georisques.gouv.fr

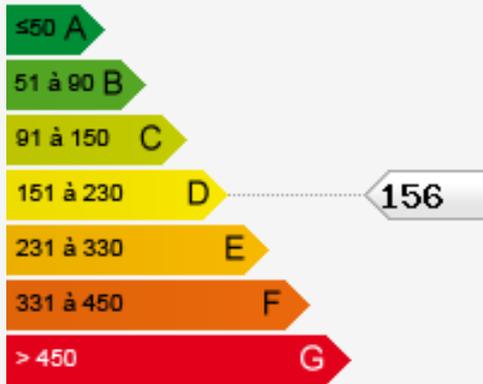








Consommations énergétiques



Émissions de gaz à effet de serre

