



## Roquebrune-Cap-Martin - 3 bedroom apartment with panoramic sea view

For sale

2 000 000 €

|                                         |                                         |                                        |                          |
|-----------------------------------------|-----------------------------------------|----------------------------------------|--------------------------|
| 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>145 m<sup>2</sup></b> | Terrace area<br><b>45 m<sup>2</sup></b> | Total area<br><b>190 m<sup>2</sup></b> | Bedrooms<br><b>2</b>     |
| Bathrooms<br><b>4</b>                   | Box<br><b>1</b>                         | Annual costs<br><b>4 200 €</b>         | Ref.<br><b>6240135</b>   |

Roquebrune-Cap-Martin - On the front line facing the sea, 3 minutes from Monaco and 5 minutes walk from the beach, 4-room duplex on the top floor of 145 m<sup>2</sup> (living surface), crossing, with terrace with panoramic sea view. Large living room with American kitchen, a master bedroom with dressing room and shower room, a bedroom with separate shower room; upstairs a bedroom with bathroom and office.

A closed double garage

Property subject to condominium status Condominium charges: 350 euros /month (general common charges)  
Property tax: 4,519 euros/year (2022)

Fees charge seller.

ENERGY CLASS: 120 C CLIMATE CLASS: 3 A

Estimated average annual energy costs for standard use, based on 2021 energy prices, between 695 euros



MonteCarlo-RealEstate.com

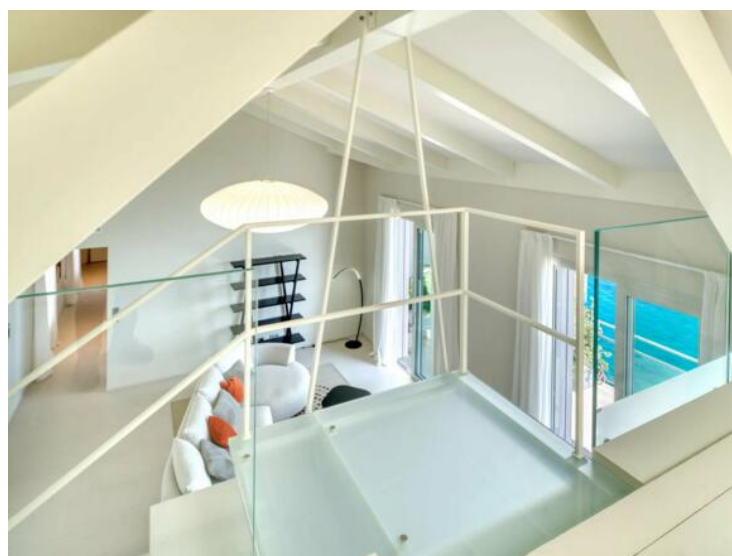
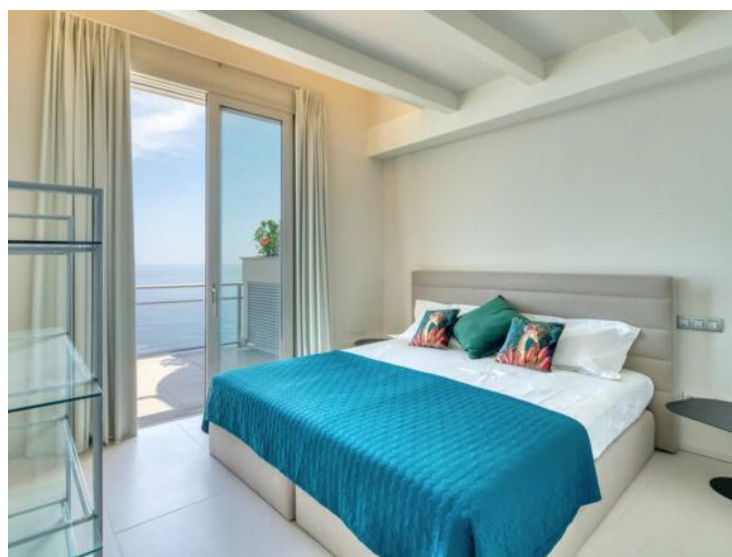
Page  
1/6

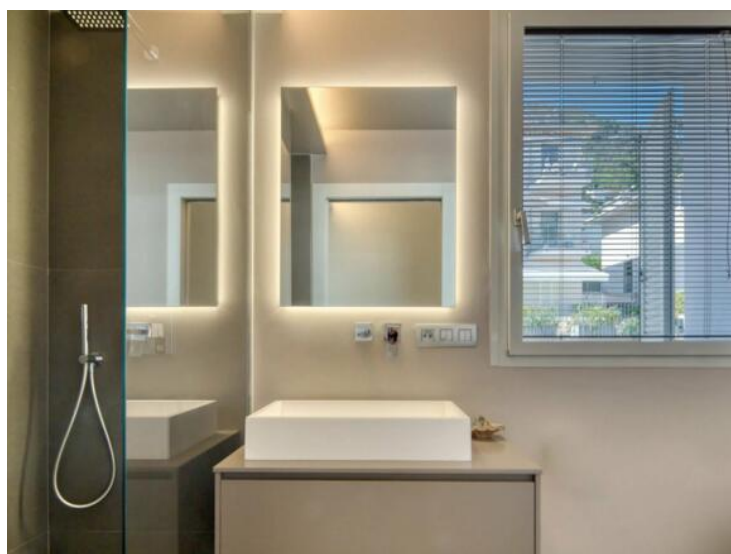
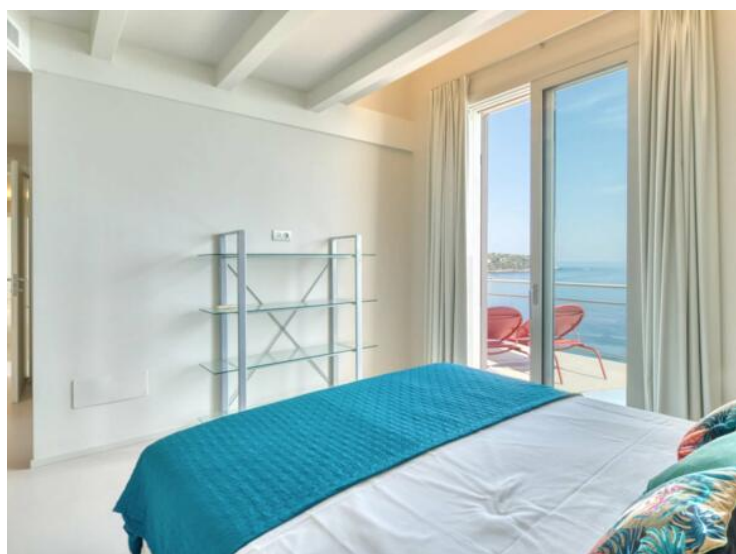
Ref. : 6240135

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

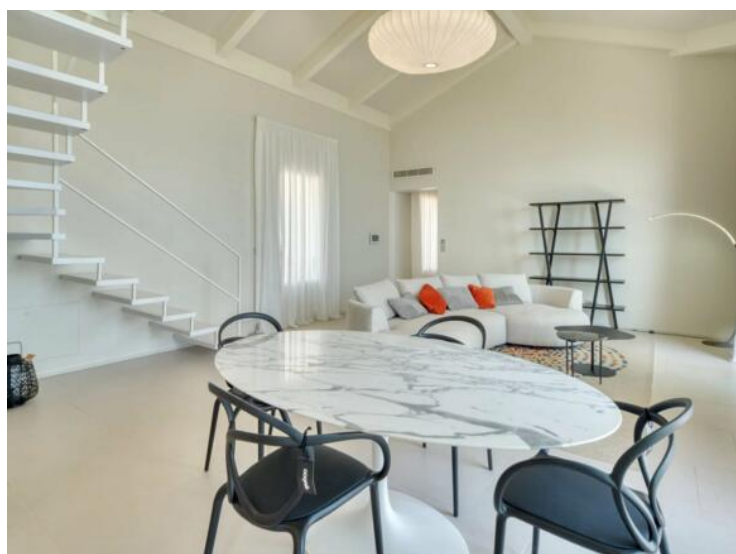
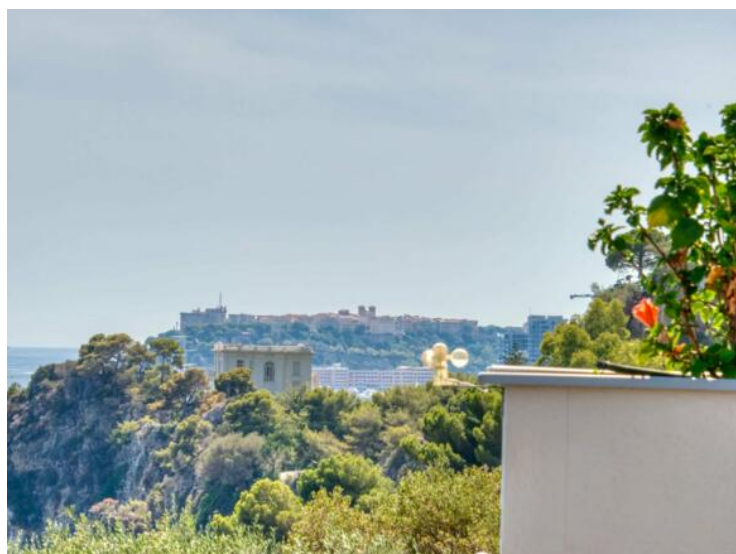
and 941 euros.

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











### Diagnostic de Performances Énergétiques

