



## ROQUEBRUNE-CAP-MARTIN 'CABBÉ' DUPLEX 3P 88M<sup>2</sup> SEA VIEW TERR

For sale

1 250 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>88 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>	<i>Bathrooms</i> <b>2</b>	<i>Box</i> <b>1</b>
<i>Annual costs</i> <b>2 280 €</b>	<i>Ref.</i> <b>6499037</b>		

In a luxurious residence by the sea, magnificent duplex with an area of 88m<sup>2</sup> consisting of two bedrooms opening onto a large terrace, two bathrooms with WC, a laundry room and a kitchen open to a spacious living room. Large bay windows allow access to a private garden terrace. A garage completes this high standing apartment with high quality services.

Property subject to condominium status

Condominium charges 190 euros / month (general common charges, hall, lift, swimming pool)

ENERGY CLASS: C 144 CLIMATE CLASS: A 4 ECD drawn up on November, 14th 2024

Estimated average annual energy costs for standard use, based on energy prices, between 1,028 euros and 1,390 euros (subscriptions included)

Fees charge seller.



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







### Diagnostic de Performances Énergétiques

