



## SOLE AGENT. Roquebrune Cap Martin - 2 bedrooms 66 m<sup>2</sup>, Terrace an

For sale

Sole agent

335 000 €

Product type <b>Apartment</b>	Num rooms <b>3 rooms</b>	City <b>Roquebrune-Cap-Martin</b>	Country <b>France</b>
Living area <b>66,13 m<sup>2</sup></b>	Bedrooms <b>2</b>	Bathrooms <b>2</b>	Parking <b>1</b>
Annual costs <b>240 €</b>	Ref. <b>6856994</b>		

EXCLUSIVITY. Roquebrune Cap Martin. A unique opportunity to create a space in your own image in an exceptional setting. Nestled on the second floor of a small, peaceful condominium, this 66 m<sup>2</sup> apartment offers great renovation potential and a triple exposure that floods every room with natural light.

As soon as you enter, you'll be seduced by the functional layout, with a kitchen opening onto a spacious living room, ideal for convivial moments. The two en suite bedrooms each have their own bathroom and toilet, guaranteeing comfort and privacy. A separate toilet completes the ensemble for added convenience.

Outside, a charming corner terrace invites you to relax and contemplate the surrounding greenery. A parking lot offers additional convenience for everyday living.

Located just a few minutes from Monaco, this apartment represents a rare opportunity to create a bespoke interior or invest in a sought-after Côte d'Azur neighborhood.

An exclusive opportunity to be discovered without delay. Contact us for more information and to arrange a



viewing.

Fees at seller's expense

Property subject to co-ownership status.

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







### Diagnostic de Performances Énergétiques

