



## Roquebrune Cap Martin - 4 rooms 112 sqm, terrace 40 sqm - parkin

For sale

660 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>112 m<sup>2</sup></b>	<i>Terrace area</i> <b>16,05 m<sup>2</sup></b>	<i>Land area</i> <b>14,30 m<sup>2</sup></b>	<i>Garden area</i> <b>14,30 m<sup>2</sup></b>
<i>Total area</i> <b>128,05 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>	<i>Bathroom</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Box</i> <b>1</b>	<i>Annual costs</i> <b>3 720 €</b>	<i>Ref.</i> <b>7534526</b>	

Roquebrune Cap Martin - luxury residence with swimming pool, in a quiet location just a few minutes from the beach and shops, spacious 112 sqm 4-room flat on raised garden level, with large terrace overlooking the sea and hills, cellar and parking spaces. This tastefully renovated flat comprises a large living room of 40 sqm opening onto a lovely private terrace, separate fitted kitchen, 3 bedrooms, two of which open onto the terrace, toilet, laundry room, large bathroom with double washbasin, wc, bath and shower.

Building with security system, without opposite and without passage. Near the center of Carnoles and amenities. Double glazing, Air conditioning.

A close garage in addition.

Fees charge seller



Property subject to condominium status. Condominium charges: 350 euros/month (general charges, swimming pool, cold water) Number of lots: 30

Property tax: 1708 euros/year

ENERGY CLASS: 118 C CLIMATE CLASS: 3 A (April, 7 2023).

Estimated average annual energy costs for standard use, based on energy prices for 2021, between euros 847 and euros 1,147.

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

