



Roquebrune Cap Martin - Torraca - Property 230 sqm, land 2,198 s

For sale

4 200 000 €

Product type House	Num rooms +5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 230 m²	Terrace area 196 m²	Land area 2 198 m²	Total area 426 m²
Bedrooms 5	Bathrooms 3	Parking 1	Cellar 1
Ref. 82207396			

Located in Roquebrune Cap Martin, in the Torraca area, this charming 230 sqm property offers tranquility and a panoramic view of the sea and hills. Set on a landscaped 2,198 sqm plot, it features a pool, jacuzzi, and parking spaces.

The villa is spread over two levels: on the ground floor, a splendid double living room with a fireplace opens onto a terrace with breathtaking views of the sea and hills, a fully equipped independent kitchen, an office, a bedroom with a shower room, a separate laundry room, and guest toilets. Upstairs, four air-conditioned bedrooms, each with its own charm and character, and two bathrooms with toilets.

Outside, the first terrace leads to the pool with jacuzzi and its terrace, a pool house, and the landscaped garden, creating a serene atmosphere.

Features include an alarm, electric gate, intercom, air conditioning, double glazing, a pool, jacuzzi, barbecue,



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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.

car shelter, and several external parking spaces.

Fees charge seller.

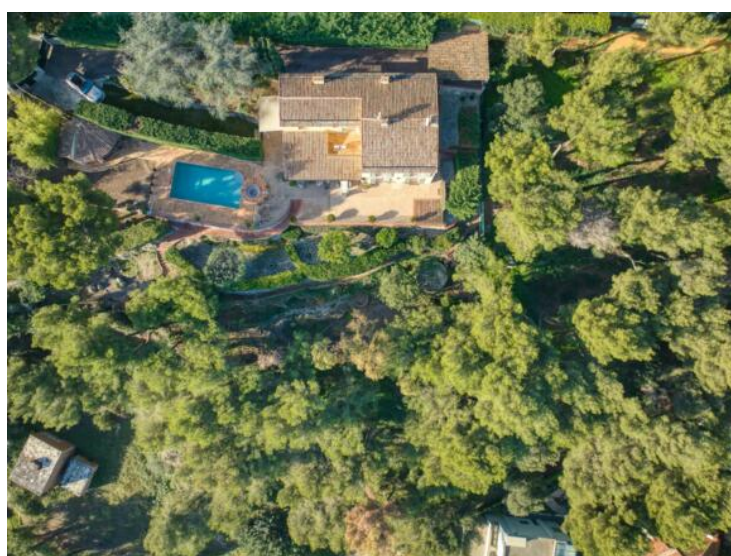
ENERGY CLASS: 175 C CLIMATE CLASS: 24 C ECD established on 10 May 2023

Estimated average annual energy costs for standard use, based on energy prices for 2021, between euros3,059 and euros4,139.

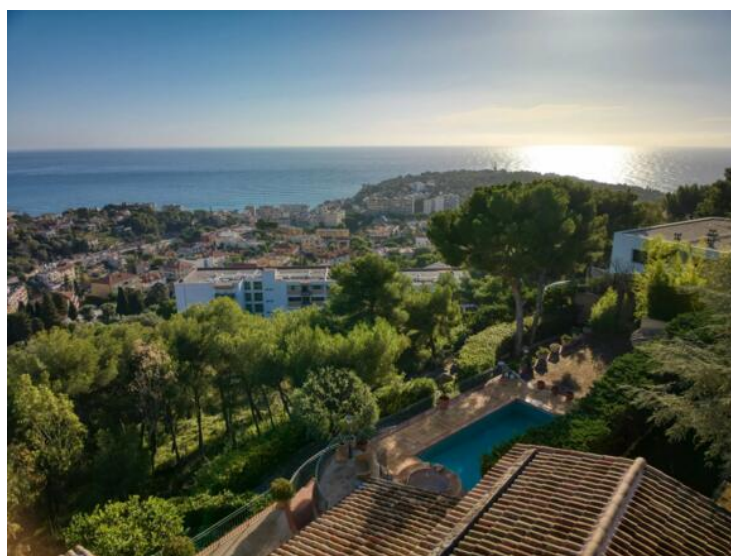
Property tax: 3,988 euros/year

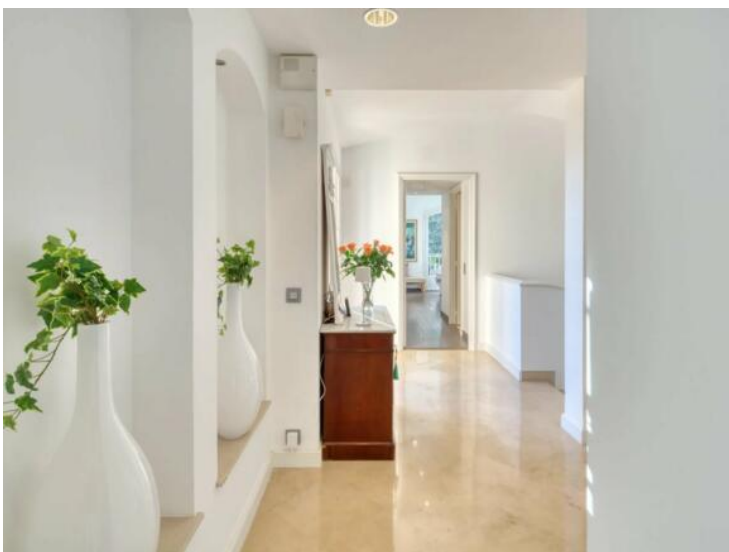
Information on the risks to which this property is exposed is available on the Géorisques website georisques.gouv.fr













Diagnostic de Performances Énergétiques

