



SOLE AGENT - Roquebrune Cap Martin - Apartment-villa 6 rooms, 12

For sale

Sole agent

945 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> +5 rooms	<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 123 m²	<i>Terrace area</i> 44,80 m²	<i>Total area</i> 167,80 m²	<i>Bedrooms</i> 4
<i>Bathrooms</i> 2	<i>Box</i> 2	<i>Annual costs</i> 1 680 €	<i>Ref.</i> 83027724

Sole Agent - Roquebrune Cap Martin, residential area, panoramic sea and hill views, quiet location, in a small luxury condominium of just 6 flats, we offer you this 6-room villa-apartment of 123 sqm, in perfect condition, fitted loggia of 19 m², direct and access, lift in the flat serving all levels, panoramic sea and hill view terrace off the living room and kitchen, sea view balconies and double 24 sqm single-storey garages.

This contemporary-style villa flat with south-east exposure comprises: entrance hall, 36 sqm living room with adjoining 8 sqm fully-equipped kitchen opening onto a 28 sqm terrace, and storeroom; upstairs, bedroom with terrace, shower room, dressing room and guest toilet; upstairs, two bedrooms with balconies and shower room; top floor, spacious 19 sqm loggia converted into bedroom with exposed beams, opening onto terrace (possibility of creating a shower room).

All levels are also served by an interior lift.

Furniture option available.



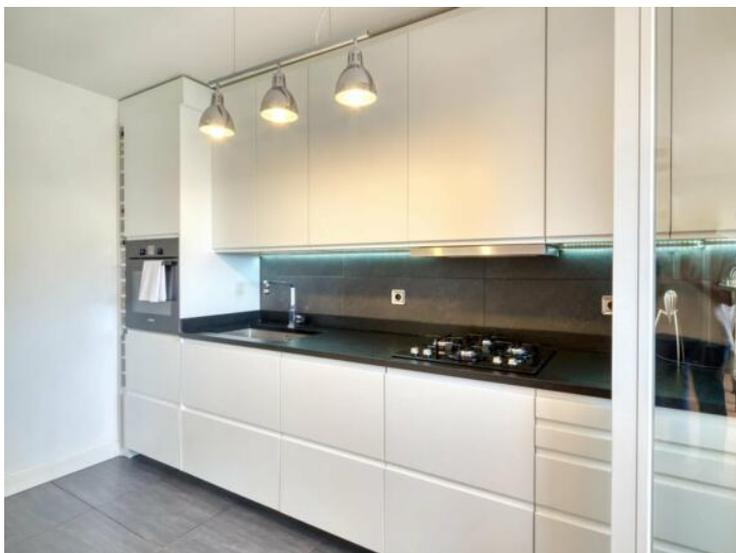
Features: aluminium shutters in perfect condition Fees charge seller

ENERGY CLASS: 123 C CLIMATE CLASS: 4 A ECD drawn up on 11 December 2023

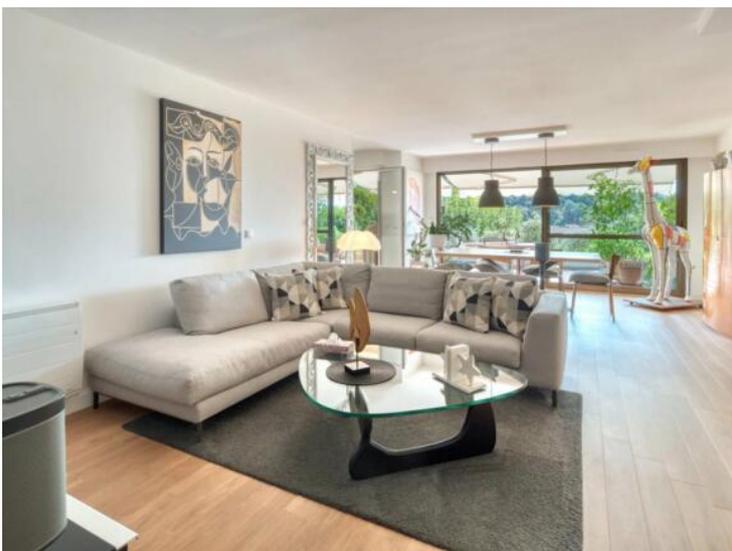
Estimated average annual energy costs for standard use, based on 2011 energy prices, between euros1101 and euros1489.

Property subject to condominium status. Number of lots: 6 Condominium charges: euros 140/month (general common charges, cold water) Property tax: euros 1,700/year

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











Diagnostic de Performances Énergétiques

