



Roquebrune Cap Martin - Top floor 4-room apartment, 111 m²

For sale

1 075 000 €

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| Product type Apartment | Num rooms 4 rooms | City Roquebrune-Cap-Martin | Country France |
| Living area 111,52 m² | Terrace area 33,28 m² | Total area 144,80 m² | Bedrooms 3 |
| Bathrooms 2 | Parking 1 | Cellar 1 | Annual costs 9 420 € |
| Ref. 83687811 | | | |

Located in the peaceful area of Le Hameau in Roquebrune Cap Martin, this top-floor apartment is part of a small condominium of 6 units. The residence boasts amenities such as a pool, garden, and elevator. Facing south, the apartment enjoys a dominant position offering panoramic sea views, in a tranquil and enchanting setting.

With an area of 111 sqm, the interior space is designed to combine comfort and elegance. The entrance with a closet leads to a spacious 38 sqm living room, opening onto an impressive 33 sqm terrace. The fully equipped kitchen is perfect for cooking enthusiasts. The apartment includes three bedrooms, an office that can serve as a dressing room or extra bedroom, a bathroom, a shower room, and a separate toilet.

A private garden, cellar, parking, and garage complete this property, providing convenience and security.

Fees charge seller. ENERGY CLASS: 97 B CLIMATE CLASS: 3 A (February, 23rd 2022)



Estimated average amount of annual energy expenditure for standard use, energy price base for 2021 between 700 euros and 990 euros

Property subject to condominium status Number of Lots: 22 Condominium charges: 785 euros/ month (general charges, elevator, swimming pool, green areas)

Residence connected to the fiber, electric shutters.

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











Diagnostic de Performances Énergétiques

