



## Roquebrune Cap Martin - villa 122 m2 land 1 800 m2

For sale

1 575 000 €

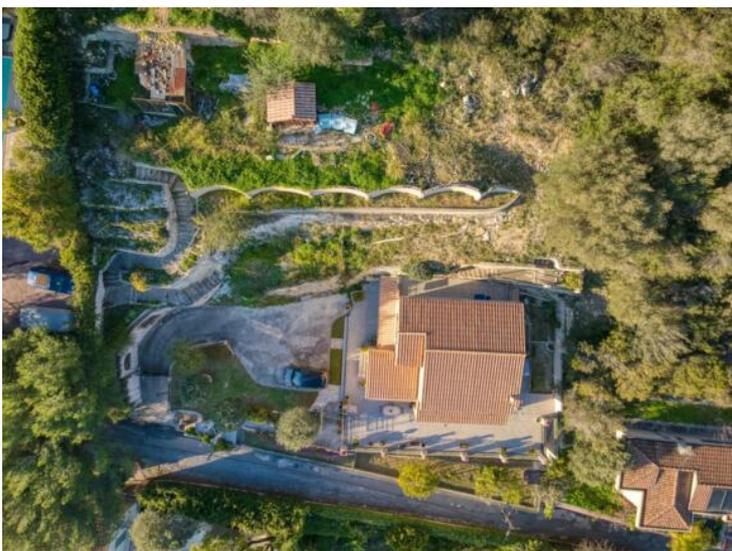
Product type <b>House</b>	Num rooms <b>5 rooms</b>	City <b>Roquebrune-Cap-Martin</b>	Country <b>France</b>
Living area <b>122 m<sup>2</sup></b>	Terrace area <b>167 m<sup>2</sup></b>	Land area <b>1 800 m<sup>2</sup></b>	Total area <b>289 m<sup>2</sup></b>
Bedrooms <b>4</b>	Ref. <b>84000161</b>		

Roquebrune Cap Martin, in the residential area of Le Hameau, a haven of peace just a few minutes from Monaco and all amenities, south-facing, in a dominant position, offering magical sunrises and uninterrupted 360° views of the sea and hills, this charming, light-filled 122 m2 villa is set in 1,800 m2 of wooded grounds with parking. The villa has two levels: Ground floor: entrance hall, spacious 32 m2 living room bathed in light, opening onto a vast 149 m2 terrace, ideal for sharing convivial moments around a barbecue, with a sublime view of the sea and the cape, separate fitted kitchen 12 m2, bedroom 10 m2, with shower room and guest toilet. Upstairs, 3 bedrooms (10 to 14 m2), shower room, separate toilet and 18 m2 terrace. Features: alarm, electric gate, intercom, air conditioning, aluminium double glazing, 4 parking spaces, electric blinds, fruit trees (grapefruit, apricot, orange). Fees payable by the vendor. ENERGY CLASS 123 C CLIMATE CLASS 3 A ECD established on 24 January 2024 Estimated average annual energy expenditure between euros932 and euros1,262/year (5 uses: heating, domestic hot water, air conditioning, lighting, auxiliaries, Average energy prices indexed to 01/01/2021 (including subscriptions). Property tax euros1,559/year Information on the risks to which this property is exposed is available on the Géorisques

A rare property in the region













### Diagnostic de Performances Énergétiques

