



## Roquebrune Cap Martin - 6 rooms 142 m2 terrace swimming pool par

For sale

1 190 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>+5 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>142 m<sup>2</sup></b>	<i>Land area</i> <b>540 m<sup>2</sup></b>	<i>Garden area</i> <b>540 m<sup>2</sup></b>	<i>Bedrooms</i> <b>4</b>
<i>Bathrooms</i> <b>2</b>	<i>Parking</i> <b>1</b>	<i>Annual costs</i> <b>1 080 €</b>	<i>Ref.</i> <b>84101732</b>

Roquebrune Cap Martin, Carnoles center, quiet, direct and private access, in small condominium of only 3 apartments, two minutes walk from schools and shops, 5 minutes from the beaches, spacious apartment of 142 m2 with terraces, garden of 540 m2 with private pool, and several car parks. This cozy apartment consists of an office, living/ dining room, kitchen, pantry, cupboards, and guest toilet. Upstairs, 4 bedrooms, bathroom/ toilet, shower room, and dressing room.

Fees charge seller

ENERGY CLASS: 137 C CLIMATE CLASS: 29 C ECD drawn up on November, 22 2023

Estimated average annual energy costs for standard use, based on 2021 energy prices, between 1,320 euros and 1,830 euros.

Property subject to condominium status. Low condominium charges: 80 euros/month (water and common charges)



Very rare in the area of Carnoles, by its location, its services and its area.

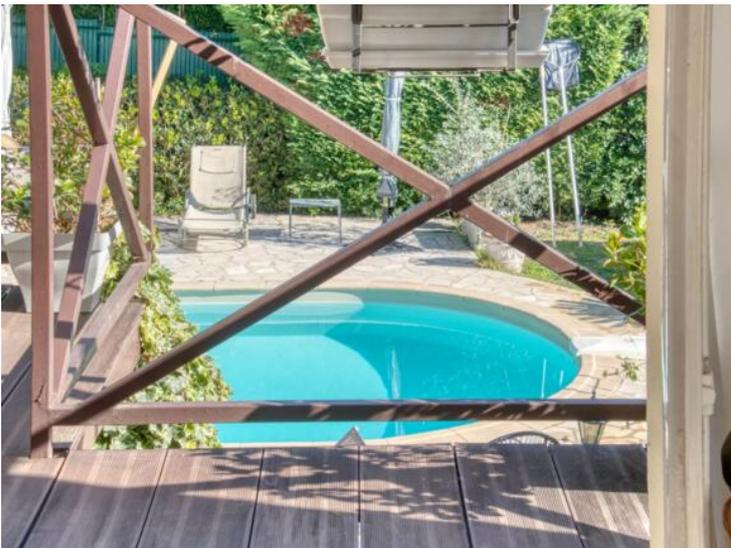
Information on the risks to which this property is exposed is available on the Géorisques website [georisques.gouv.fr](http://georisques.gouv.fr)













### Diagnostic de Performances Énergétiques

