

#### LIMANDAT Immobilier

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# Roquebrune Cap Martin - exceptional apartment 112 m2 - terrace 2

For sale 1 950 000 €

Product type  Apartment	Num rooms 4 rooms	City Roquebrune-Cap-	Country France
Living area 112 m²	Bedrooms <b>3</b>	B <b>Martin</b> <b>2</b>	Cellar <b>1</b>
Box	Annual costs	Ref.	

Located in Roquebrune Cap Martin, one minute from Monaco, this exceptional 112 m<sup>2</sup> apartment offers a breathtaking view of the sea. Quietly nestled in the Cabbé area, in a recent high-end residence with swimming pool, this 4-room apartment benefits from luxurious facilities.

The apartment, in perfect condition, is distinguished by its spacious living room opening onto a 24 m<sup>2</sup> terrace. It includes a fully equipped open kitchen, a master bedroom with adjoining bathroom, laundry dressing room, two other bedrooms as well as a shower room with toilet.

a single-storey garage 45m2 and a cellar. Services include reversible air conditioning, electric blinds and shutters. monthly charges are euros350, including elevator, swimming pool and common charges. Cabbé Beach is a 5-minute walk away.

Although subject to the status of co-ownership. Fees charged to the seller.



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