



Roquebrune Cap Martin - Plateau du Cap - 2-room apartment 54 m2,

For sale

385 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms	<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 54,04 m²	<i>Terrace area</i> 23,30 m²	<i>Total area</i> 77,34 m²	<i>Bedroom</i> 1
<i>Bathroom</i> 1	<i>Cellar</i> 1	<i>Box</i> 1	<i>Annual costs</i> 2 640 €
<i>Ref.</i> 85049450			

Plateau du Cap Martin, sought-after area, luxury residence, close to Monaco, 2-room corner flat of 54 m2 and terrace of 23 m2, completely renovated with taste, high quality finishings, offering peace and quiet, sea view, view of the green hills of Roquebrune, as far as the old town of Menton.

The property comprises a welcoming entrance hall with cupboard and utility room, leading to a bright and spacious 35 m2 living room with fully-equipped open-plan kitchen. All the living rooms open onto a vast 23 m2 corner terrace, facing south-east and offering views of the sea and greenery. The shower room, beautifully decorated in elegant stone, has a walk-in shower, practical storage and wc. The bedroom, also with built-in storage, offers comfort and privacy.

Features include electric roller shutters, blinds and reversible air conditioning in every room.

Cellar included, and optional garage complete this property.



Fees charge seller

Close to the town centre, shops, transport and leisure facilities.

Scooter parking space in the residence

This flat is ideal for a second home or rental investment.

Property subject to condominium status.

Estimated average annual energy costs for standard use, based on energy prices for 2021, between euros560 and euros800.

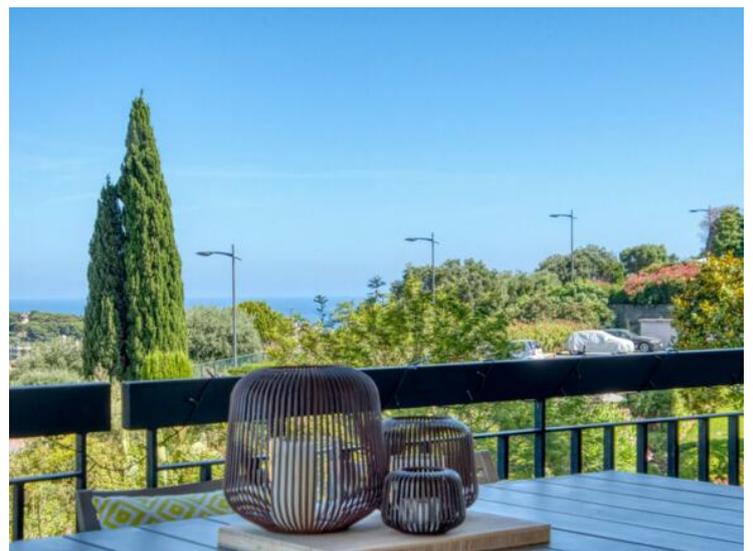
Low condominium charges: 220 euros/month all-inclusive (caretaker, lift, heating, f/c water and communal charges). Property tax: 945 euros/year

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









Diagnostic de Performances Énergétiques

