



## Roquebrune Cap Martin - charming villa - garden garage parking

For sale

985 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>85,72 m<sup>2</sup></b>	<i>Land area</i> <b>500 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Box</i> <b>1</b>	<i>Ref.</i> <b>85151125</b>		

Roquebrune Cap Martin, in the heart of Cap Martin, close to the town hall and all amenities, 10 minutes' quick access to Monaco, sheltered from view, built on 500 m<sup>2</sup> of flat, wooded land, delightful villa totalling 171 m<sup>2</sup>, 95 m<sup>2</sup> (first floor, 85.72 m<sup>2</sup> and 9.50 m<sup>2</sup> veranda) and 76 m<sup>2</sup> garden level, suitable for conversion with windows, garage, parking and garden.

Possibility of extension.

This villa comprises a first floor of 95 m<sup>2</sup> comprising an entrance hall, fitted kitchen, spacious living room of 26 m<sup>2</sup> opening onto a terrace/veranda of 9 m<sup>2</sup>, 2 spacious bedrooms of 14 m<sup>2</sup> each, bathroom with shower and bath, and separate toilet.

On the ground floor, a total of 76 m<sup>2</sup> comprising a 22 m<sup>2</sup> garage, 2 offices of 29 m<sup>2</sup> and 17 m<sup>2</sup> with windows that could also be used as a home cinema, sports room, games room, office or as required, as well as a 4 m<sup>2</sup> cellar and storage room.



Features: reversible air conditioning, electric shutters, electric blinds.

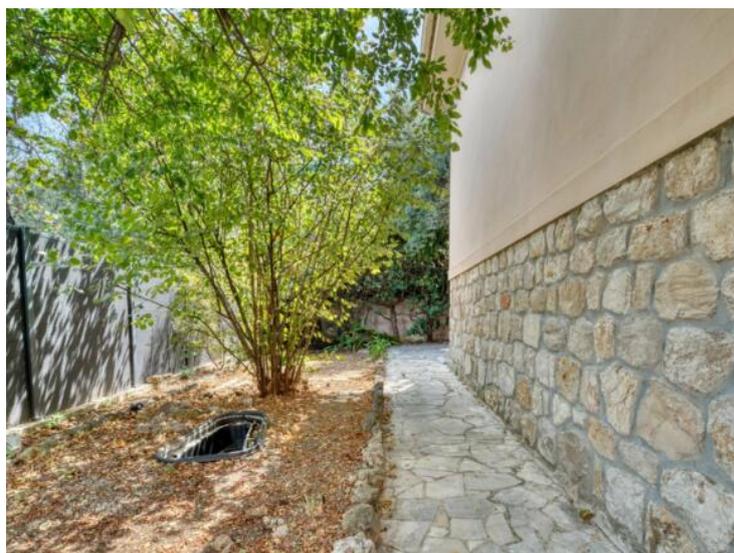
ENERGY CLASS: 205 D CLIMATE CLASS: 6 B ECD drawn up on August, 19th 2024

Estimated average annual energy costs for standard use, based on 2021-2022-2023 energy prices, between 1875 euros and 2 537 euros (subscriptions included)

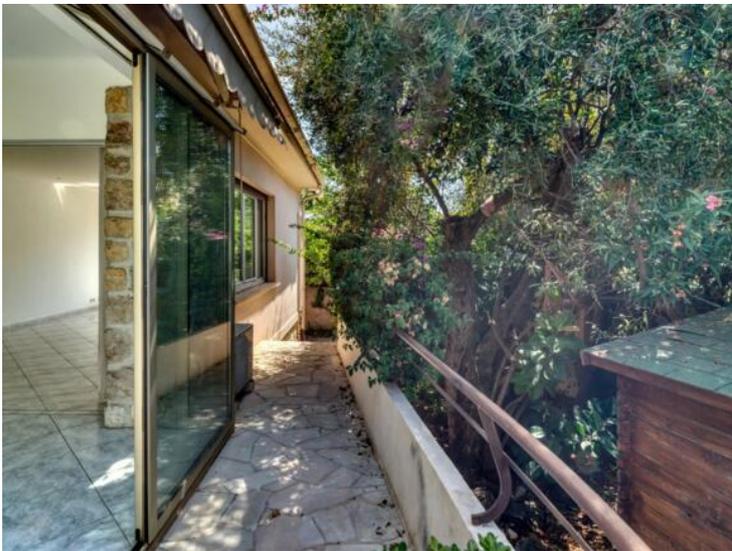
Fees charge seller

A rare property in the area, waiting to be discovered.

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

