



Roquebrune Cap Martin - ROOFTOP & JACUZZI OVERLOOKING THE BAY OF

For sale

1 190 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms	<i>City</i> Roquebrune-Cap-Martin	<i>Country</i> France
<i>Living area</i> 68,89 m²	<i>Terrace area</i> 26 m²	<i>Total area</i> 94,89 m²	<i>Bedrooms</i> 2
<i>Bathroom</i> 1	<i>Cellar</i> 1	<i>Box</i> 1	<i>Annual costs</i> 4 200 €
<i>Ref.</i> 85242448			

Roquebrune Cap Martin, located in one of the most sought after residential areas of Cap Martin, just 10 minutes from Monaco and close to amenities, this superb 3-room penthouse offers a unique living experience

With a surface of 68 m², it opens onto vast terraces totaling 63 m², with a jacuzzi for relaxing moments facing an unobstructed view of the sea, Monaco and surrounding nature.

Bathed in light from morning to evening, this apartment is nestled in the heart of a prestigious and secure residence, offering a peaceful setting with a landscaped garden, swimming pool and decorative pond.

Inside, you will find a welcoming entrance, a bright living room with direct access to the terrace, a modern and fully equipped kitchen, two bedrooms with integrated storage, an elegant shower room and separate toilet. On the roof, the private terrace of 35 m² in exotic wood with pergola and jacuzzi, and cellar Option garage



The property has a cellar on the ground floor.

Furniture option

Benefits Sliding windows, Jacuzzi, Electric blinds, Electric shutters, Outdoor lighting, Elevator, Fiber optic, Security door, Video surveillance. Exotic and green wooden terrace Direct access from the residence to the Chemin des Douaniers

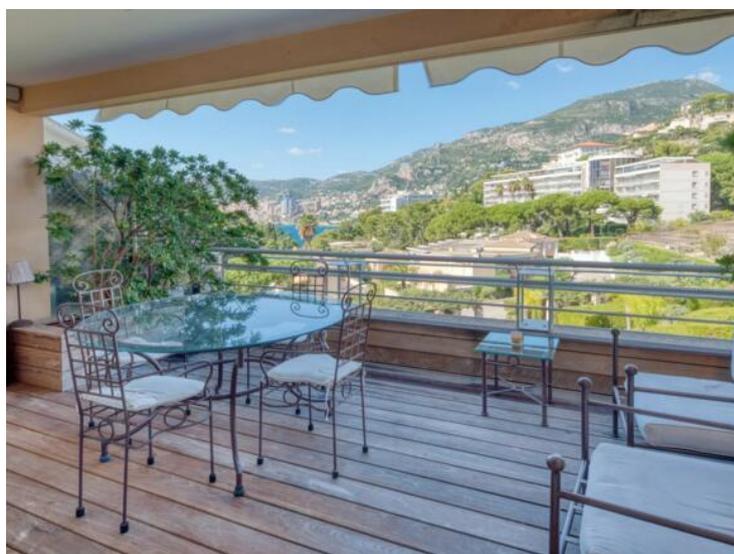
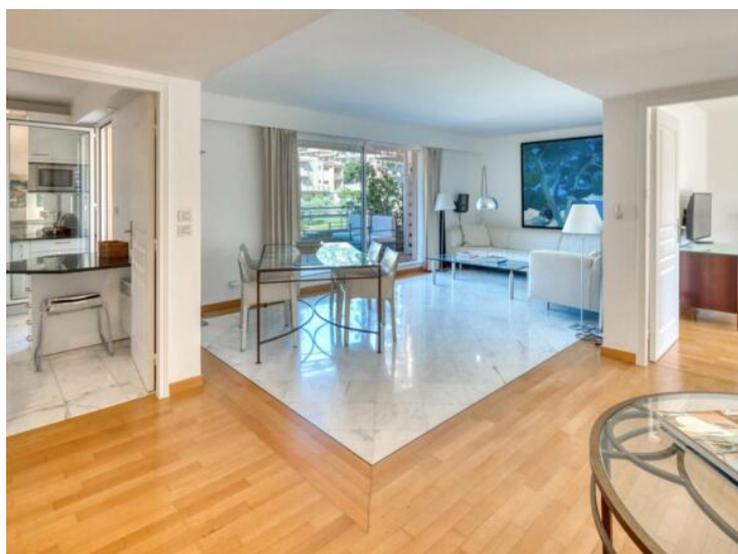
ENERGY CLASS: D 216 CLIMAT CLASS: B 6 (January, 20th 2022) Estimated average amount of annual energy expenditure for standard use, energy price base for 2021 between 947 euros and 1281 euros

Property tax 1900 euros/year

Property subject to condominium status. Condominium charges 350 euros/ month (elevator, cold water, caretaker, green areas and common charges, swimming-pool)

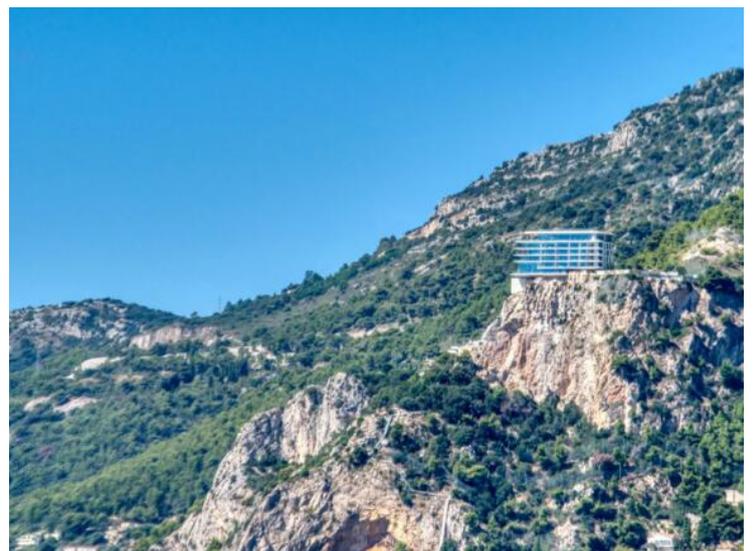
Fees charge seller

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









Diagnostic de Performances Énergétiques

