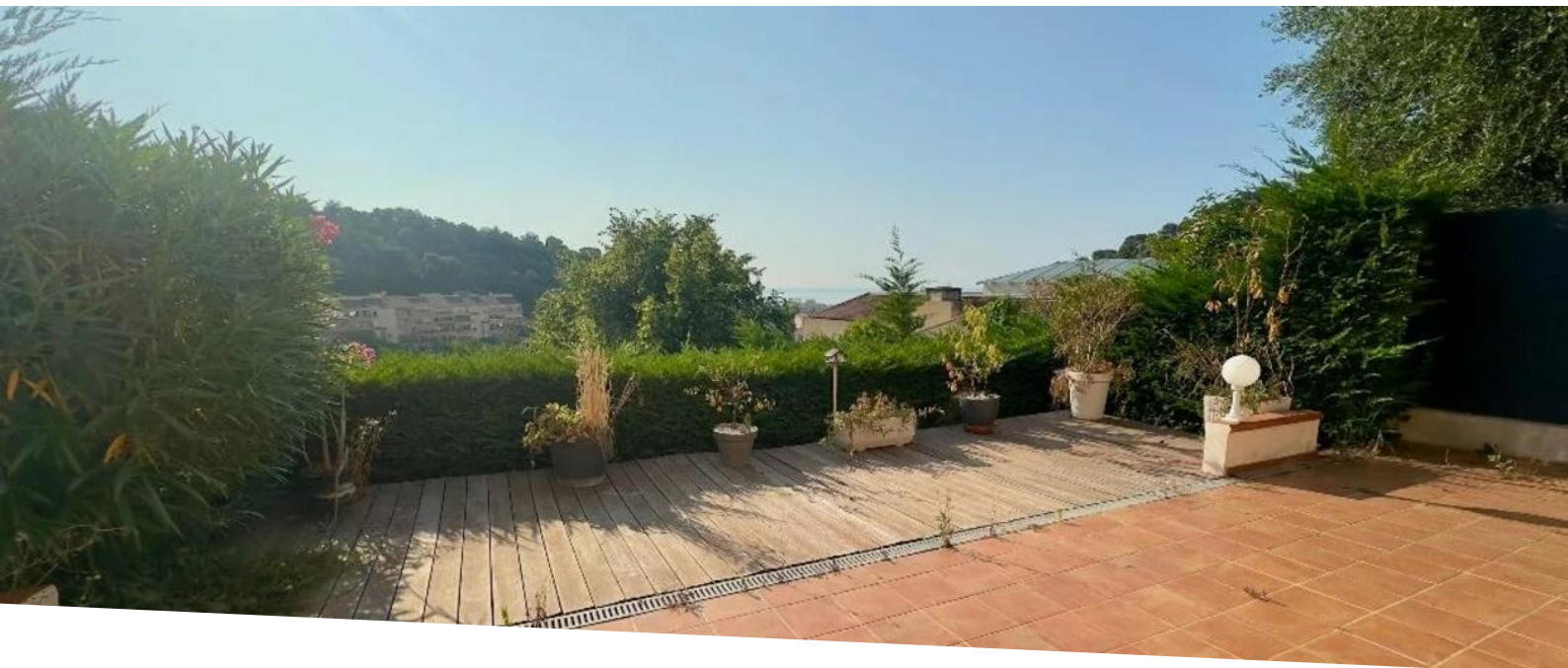




Roquebrune Cap Martin, 4-room semi-detached house 120 m² - sea view

For sale

690 000 €

Product type House	Num rooms 4 rooms	City Roquebrune-Cap-Martin	Country France
Living area 120 m²	Terrace area 35 m²	Total area 155 m²	Bedrooms 3
Bathrooms 2	Box 1	Ref. 86042085	

Roquebrune Cap Martin, residential area, panoramic view of the sea and hills, quiet, in a small luxury condominium of just 6 semi-detached villas, just a few minutes' walk from Carnolès town centre and all amenities, with direct access, discreetly semi-detached on one side only, luminous 120 m² villa with 35 m² terrace, spread over 4 levels with private lift serving all levels, 21 m² solarium, balconies, ground-level double garage + 4 parking spaces.

A rare, complete property with generous living space.

GARDEN GROUND with lift:

- Spacious 49.90 m² living room/equipped kitchen, with bay windows opening onto a beautiful sea-view terrace
- Guest WC
- Storeroom
- Direct access to outside courtyard with space for several vehicles



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Page
1/6

Ref. : 86042085

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

1st FLOOR with lift :

- Two spacious bedrooms with sea views (18.37 m2 and 10.35 m2)
- Bathroom
- Separate WC

2nd FLOOR with lift :

- Third bedroom 14 m2 with en-suite shower room
- Separate WC

3rd FLOOR with lift :

- 20 m² solarium with barbecue area, exceptional view of the sea and surrounding hills

- Features and equipment:

- Private lift serving all levels from garden terrace to solarium
- Apartment/villa complete

- Double garage of 22 m2, with automatic door, (water point and drainage)

- Parking for 4 vehicles with automatic gate
- Private courtyard (parking for several vehicles possible)
- Attractive terrace on garden level
- Balconies on each floor
- South-east exposure for optimum light
- Quiet, secure residence with very low charges

- Practical information:

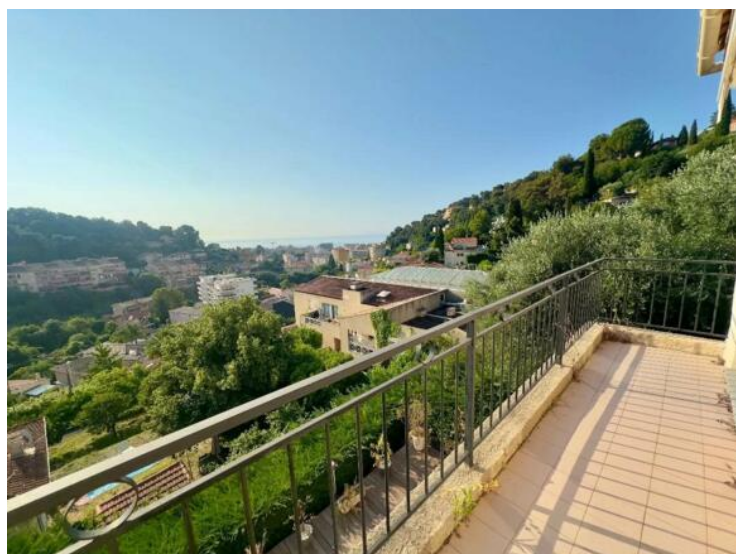
- Low co-ownership charges: euros165/month ((General communal charges, cold water)
- Lift maintenance: euros70/month
- 6 lots, well-maintained co-ownership.
- In the immediate vicinity: shops, schools, train station, beach.
- Property subject to co-ownership status

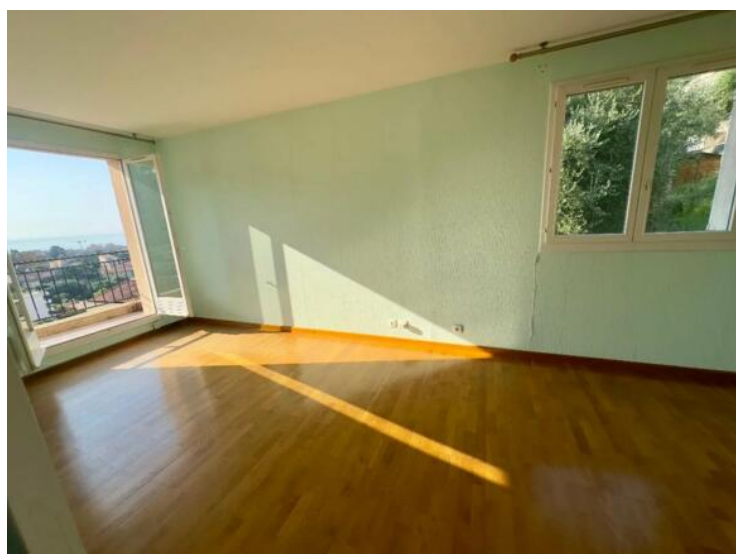
☐☐ An ideal property for a main or second home, combining comfort, tranquillity and accessibility.

☐☐ A must see, rare in the Roquebrune-Cap-Martin area!

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









Diagnostic de Performances Énergétiques

