

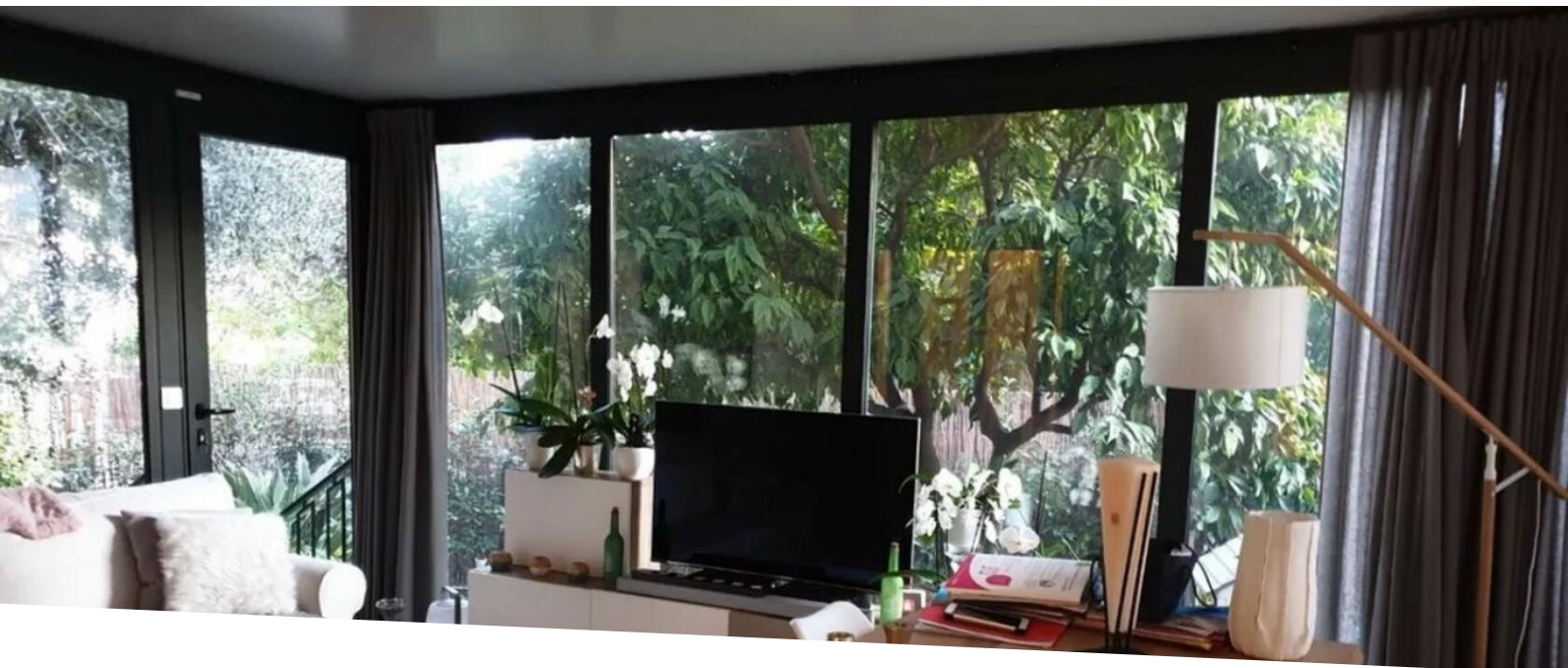


PREMIUM PROPERTIES
MONTE CARLO

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RARE 5 ROOMS QUIET GARDEN ABSOLUTE BEACH CITY CENTER

For sale

749 000 €

Product type Apartment	Num rooms 5 rooms	City Roquebrune-Cap-Martin	Country France
Living area 74,37 m²	Terrace area 45 m²	Land area 150 m²	Garden area 150 m²
Total area 150,05 m²	Bedrooms 3	Bathroom 1	Release date 01/01/2026
Ref. PPMIV02032			

Discover this 5-room haven of peace and quiet in a small condominium just 50 meters from beaches and shops. Comprising a living room, separate kitchen, 3 bedrooms, bathroom and a modern veranda opening onto a wooded, secure garden, You'll be able to combine the advantages of a real little corner of paradise in absolute calm, with the convenience of the town center with its shops and beaches. Private parking and a cellar complete this property. Please note that the apartment is currently very well rented, with a lease expiring on 12/31/2025.

Lots : 6 No legal proceedings in progress Estimated annual electricity consumption: Low: euros1410 High: euros2000

Energy rating information for this property: ENERGY class D and CLIMATE class D. Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr. This real estate listing has been drawn up under the editorial responsibility of the Agent Commercial mandataire en



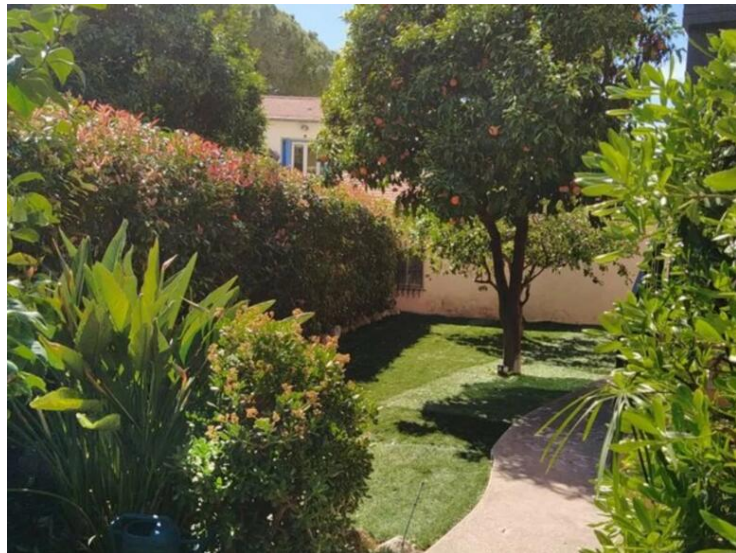
MonteCarlo-RealEstate.com

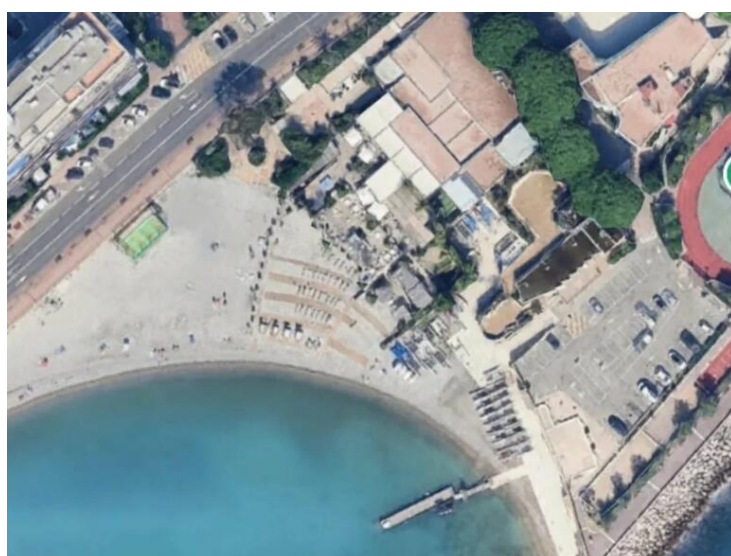
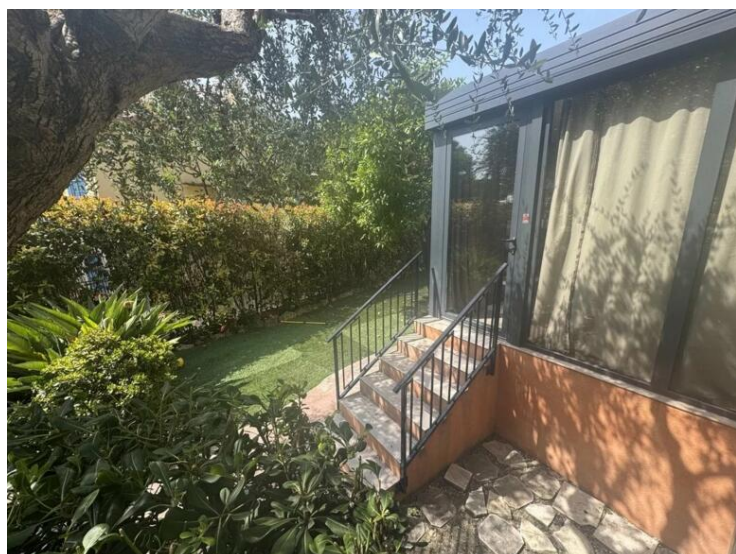
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Diagnostic de Performances Énergétiques

