

## Roquebrune Cap Martin - Plateau du Cap. 3-room renovated, 102.29

For sale

1 190 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>102,29 m<sup>2</sup></b>	<i>Terrace area</i> <b>34,35 m<sup>2</sup></b>	<i>Total area</i> <b>136,64 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>	<i>Box</i> <b>1</b>	<i>Annual costs</i> <b>5 124 €</b>
<i>Ref.</i> <b>85351868</b>			

Roquebrune-Cap-Martin, in the prestigious area of the Plateau du Cap, a few minutes from Monaco, beautiful 3-room apartment in a luxury residence with swimming pool.

Completely renovated in 2024, this property of 102.29 sqm offers a refined space, composed of a welcoming entrance with clearance and closets, a bright living room, with equipped kitchen, open onto the loggia and the large terrace of 34 sqm, offering a sublime panoramic view of the sea, the beaches of the Blue Gulf, Monaco, up to Saint-Jean-Cap-Ferrat. Two en suite bedrooms, each with a dressing room and a private shower room for optimal comfort. A cellar and a closed garage in the basement complete this exceptional property.

Ideally located, with a bus stop at the foot of the residence, this apartment combines modern comfort and idyllic living environment.

Fees charge seller



MonteCarlo-RealEstate.com

Page  
1/7

Ref. : 85351868

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.

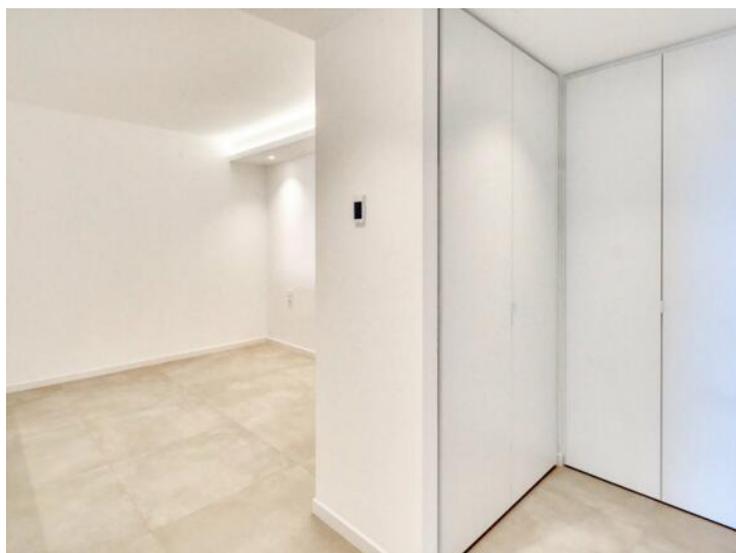
ENERGY CLASS: C 177 CLIMATE CLASS: A 5 ECD drawn up on 11/5/2024

Estimated average annual energy costs for standard use, based on 2021/2002/2023 energy prices, between 1,400 euros et 1,950 euros (subscriptions included)

Property subject to condominium status. Condominium charges: 427euros/month (general charges, swimming pool, elevator, cold water, guardian) Number of batches: 64

Property tax: 2,729 euros/year

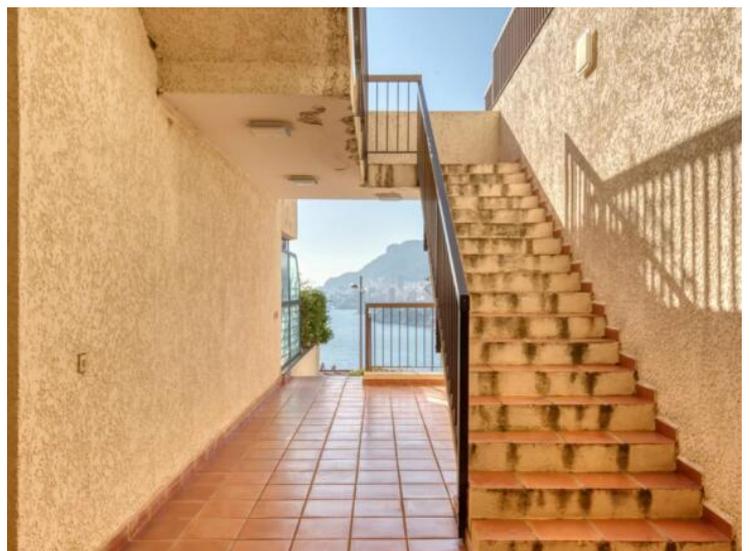
Information on the risks to which this property is exposed is available on the Géorisques website [georisques.gouv.fr](http://georisques.gouv.fr)













### Diagnostic de Performances Énergétiques

