

## 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



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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

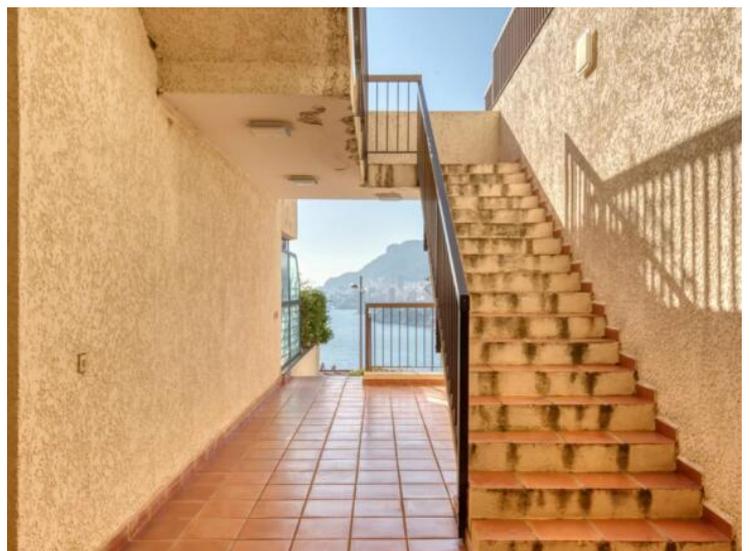
Information on the risks to which this property is exposed is available on the Géorisques website [georisques.gouv.fr](http://georisques.gouv.fr)













### Diagnostic de Performances Énergétiques

