

EXCEPTIONNAL LOCATION WITHIN 2 minutes of MONACO

For sale

900 000 €

Product type Villa	Num rooms 6
City Roquebrune-Cap-Martin	Country France
Living area 107 m²	Terrace area 20 m²
Land area 328 m²	Bedrooms 3
Bathrooms 2	Cellar 1
Condition To refresh	Release date Quickly
Ref. ABK - CCRM01	

Rental investment or family home, it's up to you.

Located less than 100 meters from the border with Monaco, a few steps from local shops, exceptional typical house of the region, currently composed as follows:

On the ground floor: an apartment type 2 rooms with living room, kitchen, separate toilet, bedroom with ensuite bathroom

On the 1st floor: an apartment of type 4 rooms including an entrance hall serving a bedroom on the back, an access towards the rear terrace, an independent kitchen with access to the rear terrace, a bathroom, a room in South facade with sea view, and a living room giving access to the south-facing balcony with sea view.

This house benefits from a garden that borders the house on its 4 facades. Accessible by a pedestrian staircase, it may be considered the creation of parking spaces on the rear part of the house.

The 1st floor apartment is rented until September 30, 2025, and the leave has been given to the current tenants, allowing an empty sale of the house.

