



Roquebrune Cap Martin, 3 rooms 92 sqm, terrace 25 sqm, cellar, p

For sale

825 000 €

Product type Apartment	Num rooms 3 rooms	City Roquebrune-Cap-Martin	Country France
Living area 92 m²	Terrace area 25 m²	Total area 117 m²	Bedrooms 2
Bathrooms 2	Parking 1	Cellar 1	Annual costs 2 448 €
Ref. 83450116			

Discover this spacious corner 3-room apartment of 92 sqm in Roquebrune Cap Martin, located in a quiet area close to Monaco, in the privileged sector of Le Hameau. Offering a sea view, it is part of a small contemporary residence from 2012 with only 6 apartments. The apartment opens onto a 25 sqm terrace facing the sea.

In perfect condition, it consists of a living room with a fully equipped kitchen of 47 sqm opening onto a south-facing 25 sqm terrace, two bedrooms including an 18 sqm master bedroom with dressing room and adjoining shower room, a second shower room, storage, and guest toilet.

An 8 sqm cellar complete this set. Parking included. Option second parking.

Fees charge seller.

Property subject to condominium status Charges 204 euros/month (lift and common charges) number of lots



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ENERGY CLASS: 126 C CLIMATE CLASS: 5 A

Estimated average annual expenditure on energy standard use, energy price base year 2021 between 828 euros and 1120 euros

Property tax: 1869 euros/year

Services: fiber, reversible air conditioning, electric shutters, electric blinds with centralized closure, PMR access, walk-in shower.

5 minutes from all amenities (beach, shops, schools, access Monaco)

furniture option Offers are welcome

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

Diagnostic de Performances Énergétiques

