



## 3-room apartment of 61 sqm with private terrace and garden

For sale

595 000 €

<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>61 m<sup>2</sup></b>	<i>Terrace area</i> <b>25,25 m<sup>2</sup></b>	<i>Total area</i> <b>86,25 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>	<i>Annual costs</i> <b>2 400 €</b>	<i>Condition</i> <b>New</b>
<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>South</b>	<i>Ref.</i> <b>86368913</b>	

In the sought-after residential area of Le Hameau in Roquebrune-Cap-Martin, this elegant 3-room apartment of 61 sqm in excellent condition is composed as follows: a spacious living room, two bedrooms, and two shower rooms with toilets.

Each room opens onto a terrace and its charming garden area, offering unobstructed views of the hills and the sea.

Located within a recent high-end residence with a swimming pool, the property — which has never been lived in — offers bright and well-proportioned living spaces.



The apartment is sold without a kitchen, allowing the future owner to design a layout fully tailored to their taste.

A cellar completes this property. Two parking spaces and a second large cellar are available at an additional cost.





