



## Carnolès - Magnificent garden level of 4 rooms under renovation

For sale

699 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>District</i> <b>Carnolès</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>75 m<sup>2</sup></b>
<i>Terrace area</i> <b>75 m<sup>2</sup></b>	<i>Garden area</i> <b>150 m<sup>2</sup></b>
<i>Total area</i> <b>300 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>REZ DE JARDIN</b>	<i>Annual costs</i> <b>3 000 €</b>
<i>Condition</i> <b>Renovated</b>	<i>View</i> <b>Unobstructed city</b>
<i>Exposure</i> <b>Southeast</b>	<i>Release date</i> <b>Available</b>

Located in the centre of Roquebrune-Cap-Martin facing the Solenzara beach

Located in the center of Roquebrune-Cap-Martin, in the sought-after area of Carnolès, only 2 minutes walk



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from the SNCF train station, facing the beach of Solenzara, the Bains du Cap and close to all shops, in a small condominium of 6 apartments, Discover this magnificent 4-room apartment under renovation with a garden.

With a living area of 75 m<sup>2</sup>, it is composed of an entrance, living/dining room opening onto the terrace and the garden, open fitted kitchen, 3 bedrooms, two of which have integrated dressing rooms, a shower room with toilet.

Exceptional outdoor area: private garden of 150 m<sup>2</sup>, terrace of 45 m<sup>2</sup>, balcony of 30 m<sup>2</sup> serving all the rooms

A parking space and a cellar complete the apartment.

The apartment will be delivered completely renovated: paint, floor and windows by the end of March 2026.

Monthly charges: 255€

Property tax : 935€

A rare, spacious, bright and perfectly located property, ideal as a main residence, second home or for a rental investment.



