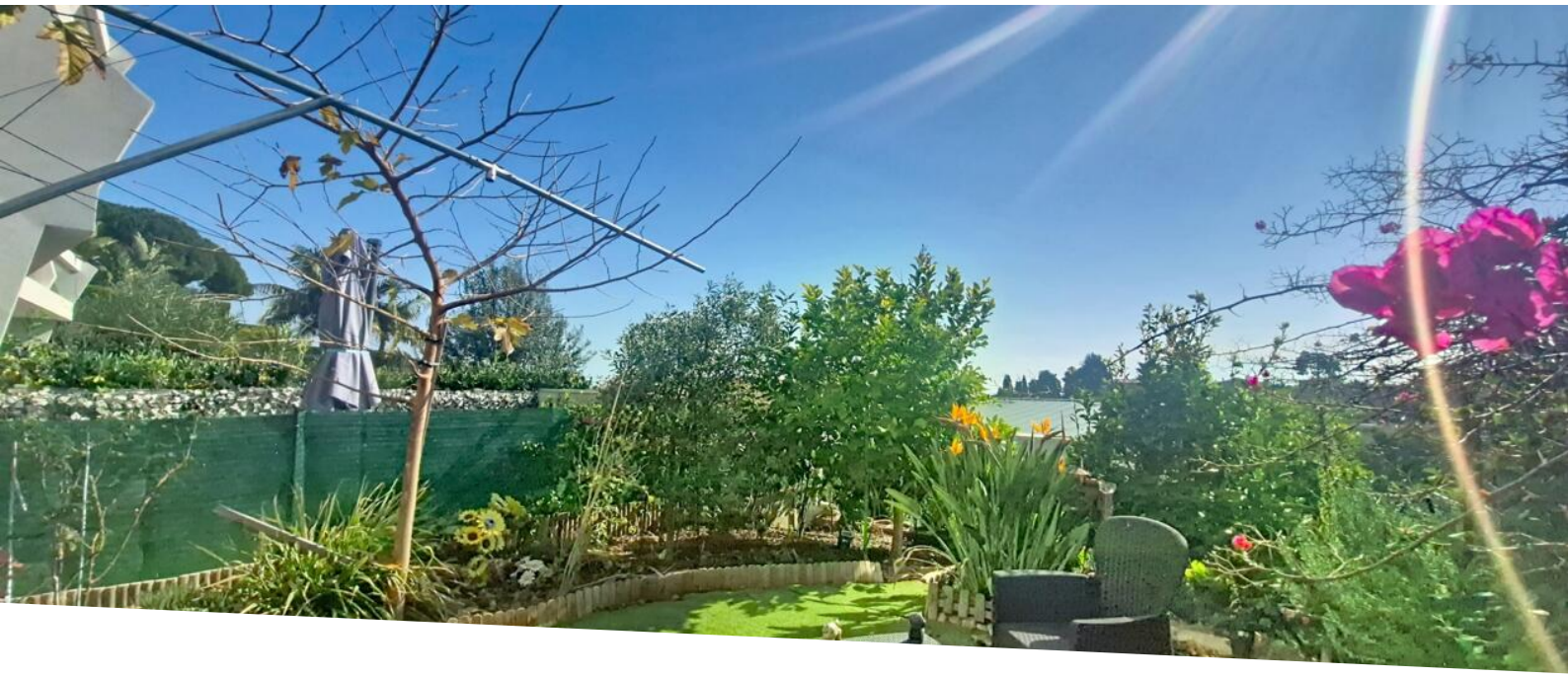
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STUDIO ON THE GROUND FLOOR IN A RESIDENCE WITH SWIMMING POOL

For sale

198 000 €

Product type **Ground floor**	*Num rooms* **Studio**
District **Village-Cros de Caste-Coupiere-Mont Gros**	*City* **Roquebrune-Cap-Martin**
Country **France**	*Living area* **23 m²**
Terrace area **9 m²**	*Land area* **50 m²**
Garden area **50 m²**	*Bathroom* **1**
Parking **1**	*Cellar* **1**
Annual costs **1 048 €**	*Condition* **Good condition**
Furnished **Yes**	*View* **Clear**
Exposure **South East**	*Release date* **Available**

In a modern and carefully maintained residence delivered in 2019, discover this charming studio on the ground floor offering a pleasant and sought-after living environment. Ideal for a rental investment, a pied-à-terre on the French Riviera or a first purchase, this property seduces with its functionality and its quiet environment. Located in a secure residence, it benefits from recent services as well as a comfortable and well-organized living environment. The apartment offers a bright and well-appointed living space, making it possible to optimize every square meter for pleasant daily use. Its opening to the outside on the garden level is a real asset, offering additional space to enjoy the Mediterranean climate. The residence, recent and well kept, guarantees a good level of standing and tranquility. Thanks to its sought-after location and practical configuration, this studio represents a great opportunity to

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live, invest or have an easy-to-live pied-à-terre on the French Riviera.

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Located in a recent and well-maintained residence delivered in 2019, this studio offers a particularly pleasant living environment, quiet, while enjoying a beautiful unobstructed view. Located in a secure and neat condominium, it is an interesting opportunity for a rental investment as well as for a pied-à-terre on the French Riviera or a first purchase.

With a living area of **23.24 m²**, the apartment consists of a bright and functional living space allowing an optimized layout. The main room offers a comfortable space for a living area and a sleeping area, while remaining pleasant to live in on a daily basis. The entire property is in **excellent condition**, which allows an immediate installation without any work to be planned.

One of the real assets of this studio lies in its **outdoor spaces, which are particularly rare for this type of property**. It has a **9 m² terrace**, ideal for a dining area or a relaxation area, extended by a **private garden of about 50 m²**. This generous exterior is a real extension of the apartment and allows you to take full advantage of the privileged climate of the French Riviera, whether to receive, relax or simply appreciate the calm of the place.

The **secure residence** also offers appreciated services, including **a swimming pool**, offering a pleasant living environment to residents. The environment is peaceful and the condominium is particularly well maintained, guaranteeing a serene living environment.

Parking is available at an additional cost of €30,000, providing additional comfort and a real advantage in the area.

This property represents a **great opportunity**, combining exterior, tranquility and recent residence.

For more information or to **arrange a visit**, please do not hesitate to contact us.





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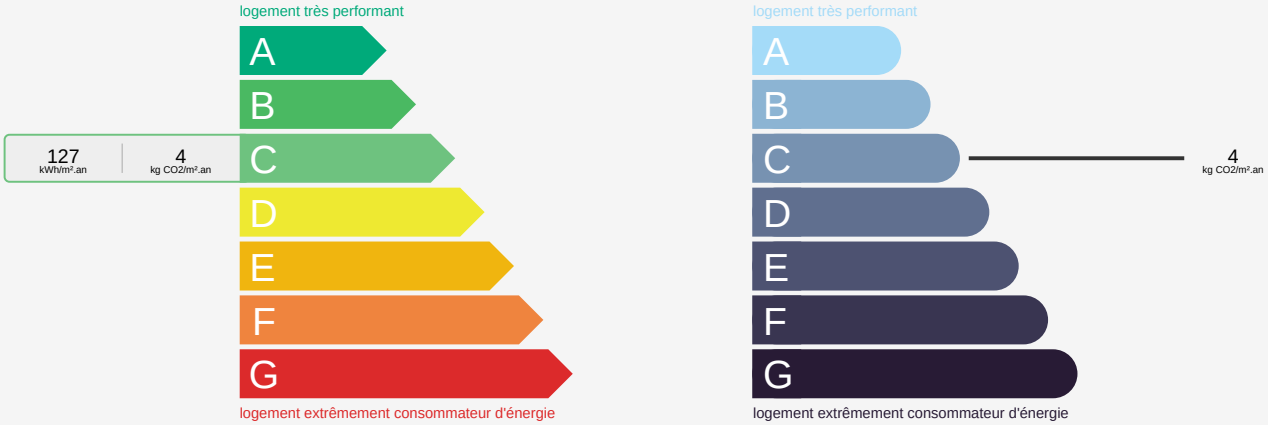




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