



# LIMANDAT

REAL ESTATE

## LIMANDAT Immobilier

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**EXCLUSIVE - 7 minutes from Monaco, panoramic sea view, green sur**

For sale

Sole agent

1 250 000 €

<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>91,86 m<sup>2</sup></b>	<i>Terrace area</i> <b>46 m<sup>2</sup></b>	<i>Land area</i> <b>82 m<sup>2</sup></b>	<i>Garden area</i> <b>82 m<sup>2</sup></b>
<i>Total area</i> <b>137,86 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>	<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>View</i> <b>Unobstructed view</b>	<i>Ref.</i> <b>86844758</b>		

EXCLUSIVE - Roquebrune Cap Martin, close to Monaco, south-west exposure, within a prestigious residence with swimming pool, benefiting from a  $\square\square\square\square$  environment and a panoramic sea view and lush surroundings, magnificent 3-room apartment/villa of 91.86 sqm, fully renovated.

This apartment is composed as follows: a beautiful entrance, a spacious living room/lounge of 41 sqm opening onto a terrace, with fully equipped high-end open kitchen, two bedrooms, a dressing room, a bathroom with WC, a shower room with WC, as well as a laundry area.

It should be noted that the living room/kitchen as well as the two bedrooms all open onto the **الخارج** and enjoy the sea view.

Terraces of 46 sqm. Garden of 82 sqm with outbuilding/annex chalet style of 15 sqm. Closed garage of 21 sqm with integrated cellar.



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Second cellar of 4 sqm as an option. No electrical anomalies. Excellent energy rating: C Reversible air conditioning Electric shutters Electric blinds/awnings Practically new high-end SCHMIDT kitchen with wine cellar



