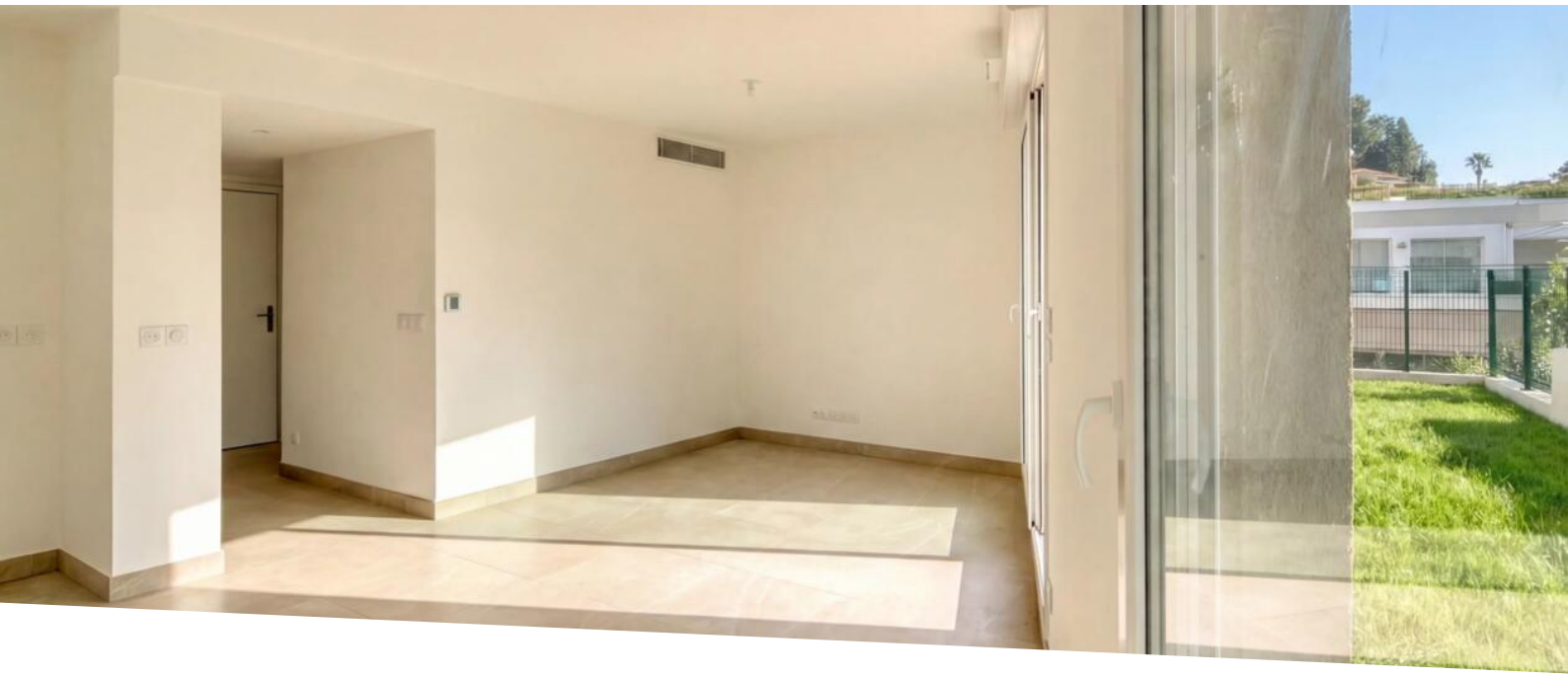
LIMANDAT REAL ESTATE
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Roquebrune-Cap-Martin Carnolès - 3 rooms new 59 m2 with garden 8

For sale

439 000 €

Product type **Apartment**	*Num rooms* **3 rooms**	*City* **Roquebrune-Cap-Martin**	*Country* **France**
Living area **59 m²**	*Land area* **86,20 m²**	*Garden area* **86,20 m²**	*Bedrooms* **2**
Bathroom **1**	*Parking* **1**	*Condition* **New**	*View* **Unobstructed view**
Ref. **86722364**			

Located in the Carnolès sector in Roquebrune-Cap-Martin, this ground-floor 3-room apartment of 59 m² is situated in a quiet area, within a high-end residence delivered in early 2026. It benefits from Southeast exposure, offering an unobstructed view of its private outdoor space. The interior layout includes an entrance of 6.5 m², a living room with an open kitchen of 22 m², and two bedrooms.

The highlight of this property is its large private garden of 86.2 m² that extends the living space. Ideally served, it is located just 350 meters from the city center and close to public transport, including the train station and bus lines accessible in a few minutes on foot.

Features: reversible air conditioning, double glazing, electric shutters, and exterior lighting.

A peaceful place, perfect for a serene life in the city center.

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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Possibility of a secure underground parking space at extra cost.

Property subject to co-ownership status. Fees to be determined

Agency fees borne by the seller

ENERGY CLASS CLIMATE CLASS DPE conducted before July 1, 2021

The information on the risks to which this property is exposed is available on the Georisques website georisques.gouv.fr







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