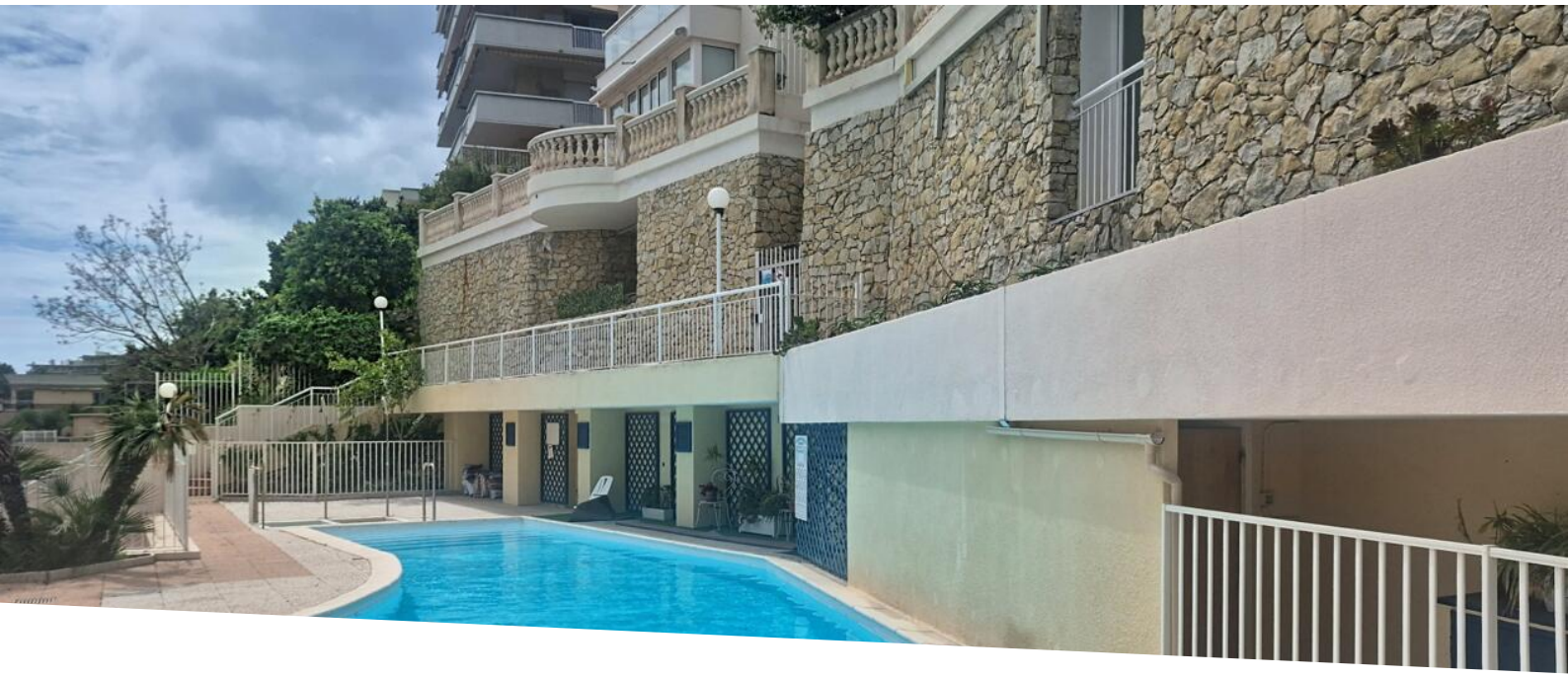
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Roquebrune-Cap-Martin – 1-bedroom apartment with terrace, sea view & pool

For sale

265 000 €

Product type **Apartment**	*Num rooms* **2 rooms**
District **Cap Martin**	*City* **Roquebrune-Cap-Martin**
Country **France**	*Living area* **37 m²**
Terrace area **9 m²**	*Total area* **46 m²**
Bedroom **1**	*Bathroom* **1**
Cellar **1**	*Floor* **3ème**
Annual costs **1 160 €**	*Condition* **Good condition**
Furnished **Yes**	*View* **SEA VIEW**
Exposure **SOUTH**	*Release date* **Available**

A bright and privileged living environment between sea and city, perfect for enjoying the Mediterranean lifestyle in a sought-after setting.

Just a short walk from the center of Roquebrune-Cap-Martin and only a few minutes on foot from shops, public

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transport, and the train station, discover this bright 37 sqm apartment featuring a pleasant 9 sqm terrace with open views over the sea, the town, and the sky. A highly sought-after living environment combining comfort, convenience, and quality surroundings, ideal as a primary residence, a holiday home on the French Riviera, or a rental investment.

Located within a prestigious residence with a swimming pool, this apartment in good overall condition immediately stands out thanks to its natural brightness, its full South exposure, and its well-designed layout. From the entrance, you will discover a warm and functional interior where every space has been optimized to provide maximum daily comfort.

The living room with open-plan kitchen offers approximately 20 sqm of living space and creates a bright and welcoming atmosphere. Thanks to its large openings towards the outside, the room benefits from beautiful natural light throughout the day and a pleasant feeling of space. The open kitchen blends perfectly with the living area, creating a modern, practical, and inviting environment.

The approximately 11 sqm bedroom provides a comfortable and peaceful sleeping area with enough room for storage while maintaining smooth circulation throughout the apartment. The shower room with WC completes the property with practicality and simplicity.

The full South exposure is a rare and highly desirable feature, ensuring optimal sunshine throughout the year. This orientation not only provides constant natural light but also creates a particularly pleasant living atmosphere on a daily basis. The terrace naturally extends the living room and becomes a true outdoor living space. It is ideal for setting up a dining area, sun loungers, or a garden lounge to fully enjoy the Mediterranean climate, the open views, and relaxing outdoor moments.

The well-maintained residence, appreciated for its residential setting, also offers a swimming pool, providing additional comfort especially during the warmer months. The environment combines tranquility, proximity to amenities, and easy access to shops, public transportation, and the train station.

A cellar/storage room completes the property and offers valuable additional storage space for everyday convenience.

Finally, the residence enjoys a strategic location close to the future “Cœur de Carnolès” eco-district, an important modern and ambitious urban development project designed to sustainably enhance the area with new shops, services, landscaped spaces, and quality infrastructures. This development represents strong long-term value potential for the neighborhood and its real estate market.

Please note that construction works related to this project are currently underway nearby and may cause temporary noise disturbances until 2029.

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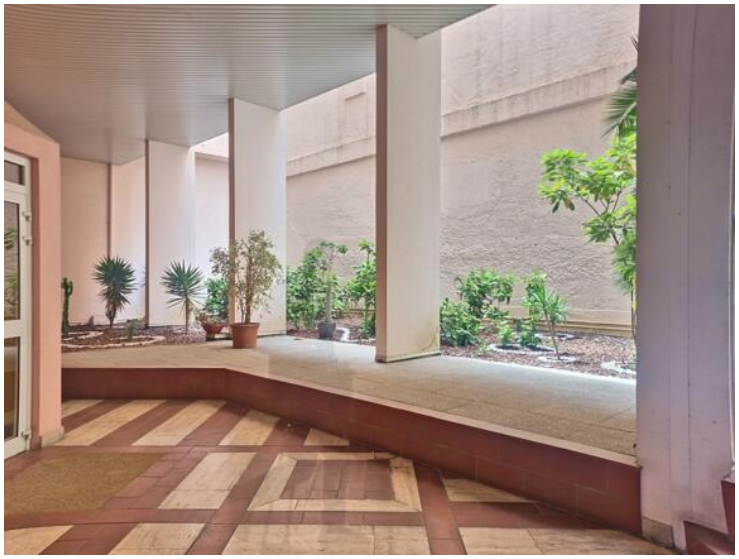


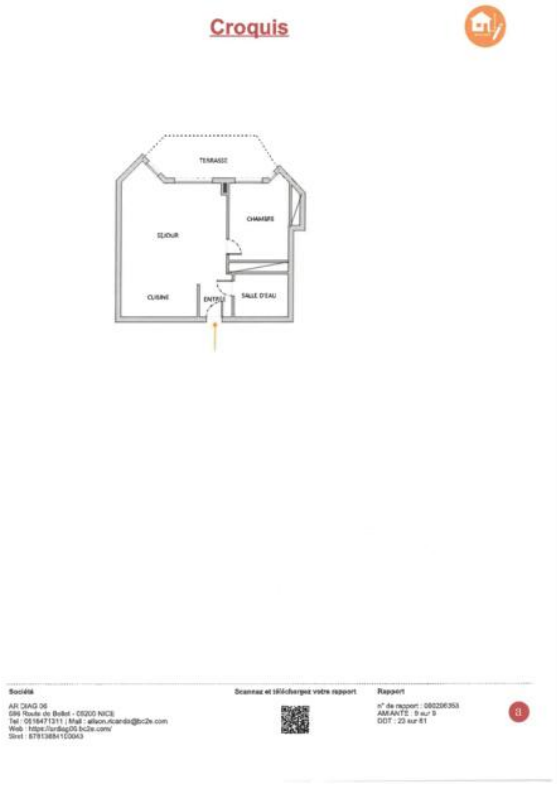



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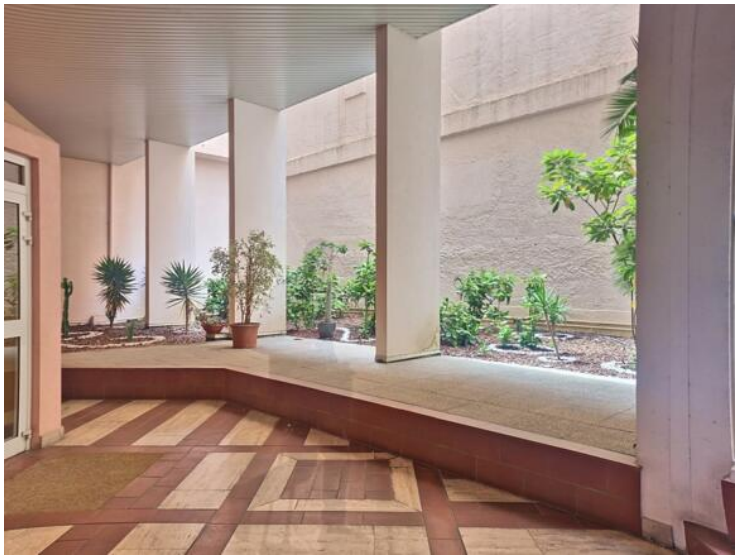




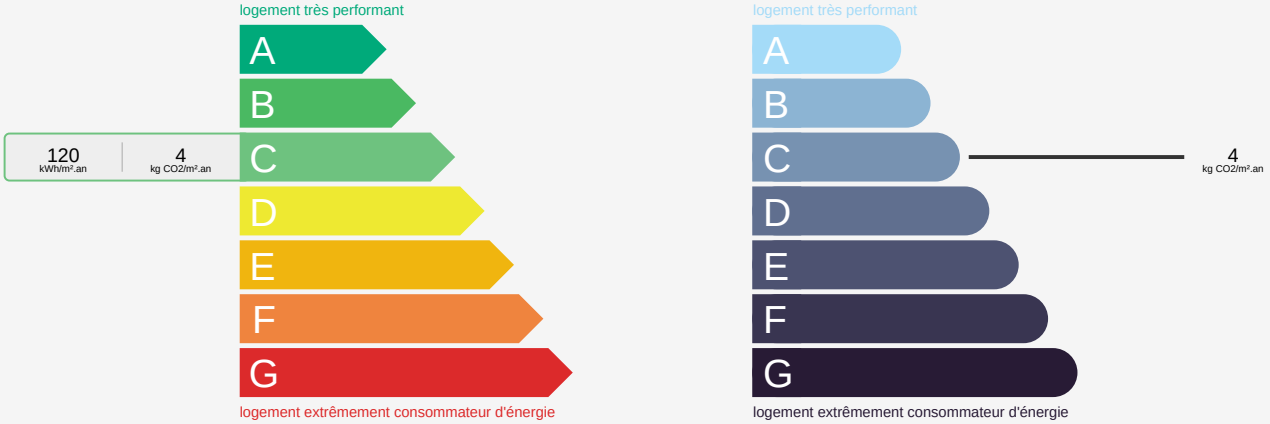
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