



## ROQUEBRUNE-CAP-MARTIN – 3-BEDROOM DUPLEX WITH SEA VIEW

For sale

1 190 000 €

<i>Product type</i> <b>House</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>110 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathroom</i> <b>1</b>
<i>Box</i> <b>1</b>	<i>Floor</i> <b>Ground floor</b>
<i>Condition</i> <b>Good condition</b>	<i>Furnished</i> <b>Yes</b>
<i>View</i> <b>SEA VIEW - HILLS</b>	<i>Exposure</i> <b>South-East</b>
<i>Release date</i> <b>Available</b>	<i>Ref.</i> <b>2574</b>

Bright duplex just minutes from Monaco, offering space, tranquility, and sea views in a sought-after residential setting.

The agency offers for sale this superb duplex apartment of approximately 105 sqm, enjoying a magnificent open sea view. Ideally located in a highly sought-after area of Roquebrune-Cap-Martin, just a few minutes from Monaco, the Golfe Bleu beach, and the train station, this rare property benefits from a prime location between the sea, nature, and a quiet residential environment.



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Set in a particularly desirable area known for its quality of life, the property enjoys excellent access to daily amenities, quick connections to Monaco, and main road links, while maintaining a peaceful and residential atmosphere.

The duplex stands out for its generous volumes, natural light, and functional layout. It opens onto multiple outdoor spaces, allowing full enjoyment of the Mediterranean climate and the exceptional sea views.

On the first level, the night area features three sea-view bedrooms, all equipped with built-in storage. This level also includes a shower room, a separate WC, a laundry room, and direct access to a terrace extended by a garden, providing a pleasant and green outdoor space ideal for relaxation.

On the upper level, you will find a large and bright living area enhanced by wide openings. The lounge and dining area creates a warm and welcoming atmosphere, complemented by a fully fitted independent kitchen. This level also includes a shower room with WC and provides access to a second terrace, a true panoramic viewpoint overlooking the Mediterranean Sea.

The property benefits from modern comfort features including reversible air conditioning, a heat pump, double glazing, an alarm system, a reinforced door, and an excellent facade condition, ensuring optimal comfort throughout the year.

The outdoor area, with a 600 sqm plot, offers interesting development potential and allows for the installation of an above-ground pool. A closed garage is available at an additional cost, a valuable asset in this sought-after area.

No condominium fees.

A rare opportunity on the market, ideal as a main residence, second home, or high-quality investment close to Monaco.







