



ROQUEBRUNE ST ROMAN - 3 BEDROOM HOUSE

For sale

720 000 €

Product type House	Num rooms 4 rooms
District Cabbe-Saint Roman	City Roquebrune-Cap-Martin
Country France	Living area 104 m²
Terrace area 22 m²	Bedrooms 3
Bathroom 1	Floor 1
Annual costs 1 000 €	Condition To refresh
Furnished Yes	View CITY
Exposure NORTH	Release date Available
Ref. 2563	

Instagram clap.legal clap.green
LightShop

The ADEME number of the DPE is not entered, click here to complete it.

English
Charming house in Saint-Roman, Roquebrune-Cap-Martin
Roquebrune-Cap-Martin - Saint-Roman district

Located in the popular area of Saint-Roman in Roquebrune-Cap-Martin, in the immediate vicinity of Monaco and all amenities (shops, transport, schools), this house of approximately 104 m² offers a strong potential for development and development.

Roquebrune-Cap-Martin - Saint-Roman district

Located in the popular area of Saint-Roman in Roquebrune-Cap-Martin, in the immediate vicinity of Monaco



MonteCarlo-RealEstate.com

Page
1/6

Ref. : 2563

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.

and all amenities (shops, transport, schools), this house of approximately 104 m² offers a strong potential for development and development.

Built on several levels, it consists of a living room of about 20 m², extended by a veranda of 20 m², a real additional living room bathed in light. This space allows you to enjoy a pleasant setting in all seasons and offers many possibilities of layout (living room, dining room, relaxation area).

The sleeping area includes three bedrooms of about 12 m² each:

Two bedrooms upstairs, arranged in a row, accompanied by a bathroom with toilet. This layout can be redesigned to optimize circulation and create more independent spaces according to your needs.

A bedroom on the ground floor, which can also be converted into an office, dressing room or extra bedroom, ideal for teleworking or entertaining.

A separate toilet completes the ground floor.

This property will particularly appeal to buyers looking for a project with work, allowing them to rethink the volumes and create a living space in their image. Its optimization potential makes it an interesting opportunity, whether for a main residence, a pied-à-terre near Monaco or a rental investment.

Its strategic location is a real asset: quick access to Monaco, proximity to roads, public transport and daily amenities, while being located in a sought-after residential environment.

The property does not have parking, however several solutions exist nearby (public parking or rentals).

Please note: pedestrian access by steps, which guarantees a quieter and more preserved environment.

A rare opportunity in the area, offering an excellent compromise between location, surface area and potential.

To visit quickly.

NO PARKING.

PEDESTRIAN ACCESS BY STEPS.

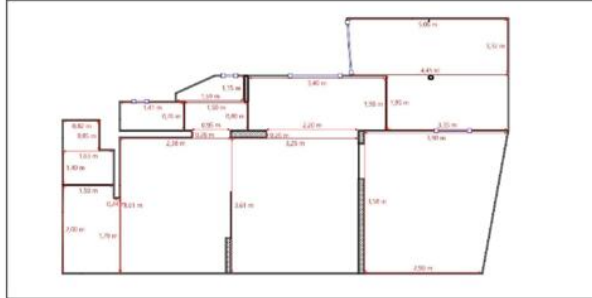
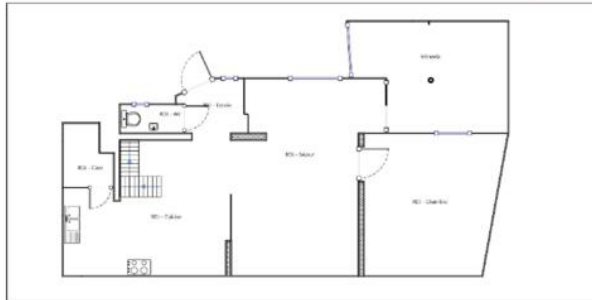








Attestation de surface n° 25/DIAG/3148



8 Fl | 52 Avenue de Brancote | 06100 NICE | Tél. : 0650936040
N°SIREN : 823861125 | Compagnie d'assurance : AXA France IARD n° 10592956604

4/6
Rapport du :
30/09/2023

