

**ROQUEBRUNE CAP MARTIN - PENTHOUSE - NEAR MONACO****For sale France****5 400 000 €**

Luxurious duplex penthouse on the immediate border of the Principality. Close to the beaches, the Monte-Carlo Country Club and the Monte-Carlo Beach Hotel.

Product type	Apartment	Num rooms	4
Living area	344 m <sup>2</sup>	Num bedrooms	3
View	Panoramic sea view	Num parking	4
Exposure	South	Num box	2
Condition	Luxurious amenities	District	Cabbe-Saint Roman
In collaboration with	VALERI AGENCY BY JM BAREÏ	City	Roquebrune-Cap-Martin
Release date	Quickly	Country	France
Annual costs	12 000 €	Meublé	Yes

Located on the top floor of a luxury residence just a stone's throw from Monaco. This 4-storey penthouse benefits from several large terraces totalling 446 sqm, facing due south, with panoramic views of the sea and the Monaco Country Club. This 345 sqm flat is composed as follows:

Ground floor: cinema room, SPA, WC, storage space.

First floor: separate fitted kitchen, lounge/dining room, large dressing room, WC.

Second floor: master bedroom en suite with bathroom and dressing room, private balcony, two bedrooms with shower rooms, one with balcony.

Third floor: roof terrace with views over Monaco and Cap Martin.

In the basement: six parking spaces, including two enclosed garages.

All 4 floors are served by a private lift.

Fees are payable by the vendor.

Diagnostics in progress.

"Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>.

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