

NEW 3 ROOM APARTMENT AVAILABLE FOR SALE ROQUEBRUNE-CAP-MARTIN

For sale France

Price on request

PENTHOUSE LOCATED IN CAP MARTIN JUST 10 MINUTES FROM MONACO WITH DIRECT ACCESS TO THE SEA VIA THE CHEMIN DES DOUANIERES.

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|--------------|-----------------------|--------------|-----------------------|
| Product type | Duplex | Num rooms | 3 |
| Total area | 131.77 m ² | Num cellars | 1 |
| Living area | 68.89 m ² | District | Cabbe-Saint Roman |
| Terrace area | 62.88 m ² | Complement | VILLA GABRIELLA |
| View | SEA AND MONACO | City | Roquebrune-Cap-Martin |
| Exposure | WEST | Country | France |
| Condition | Very good condition | Annual costs | 4 096 € |

In a prestigious residence in Cap Martin, with concierge service, swimming pool and direct access to the sea, we offer for sale a magnificent 3-room penthouse, with a living area of 68.89 m²,

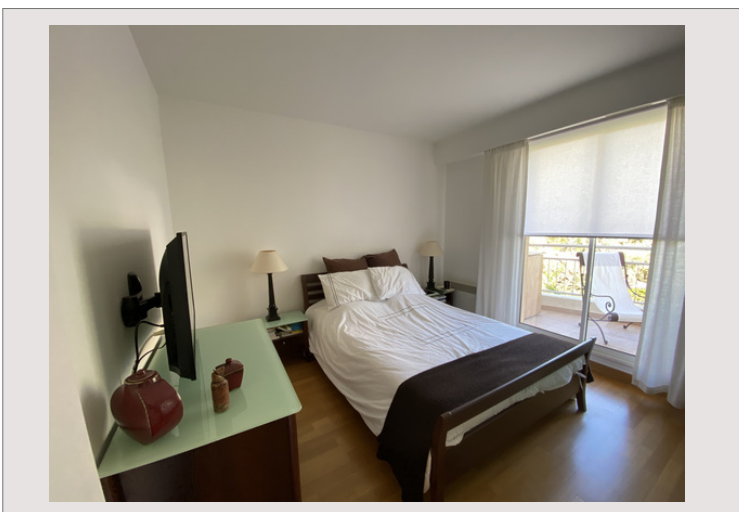
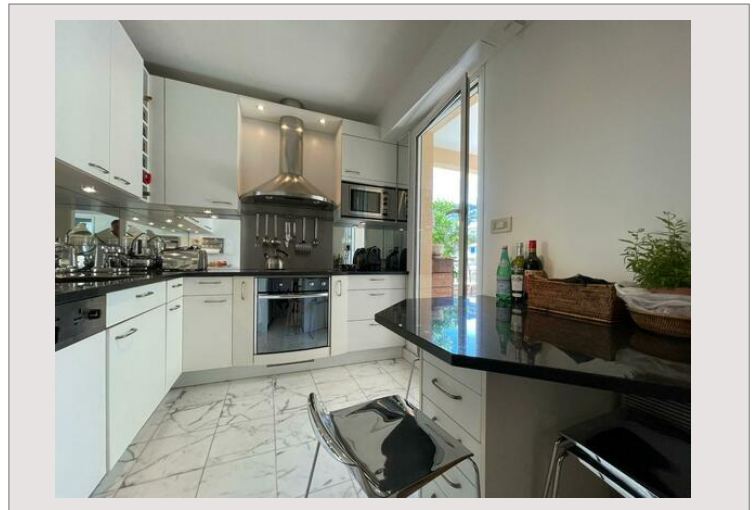
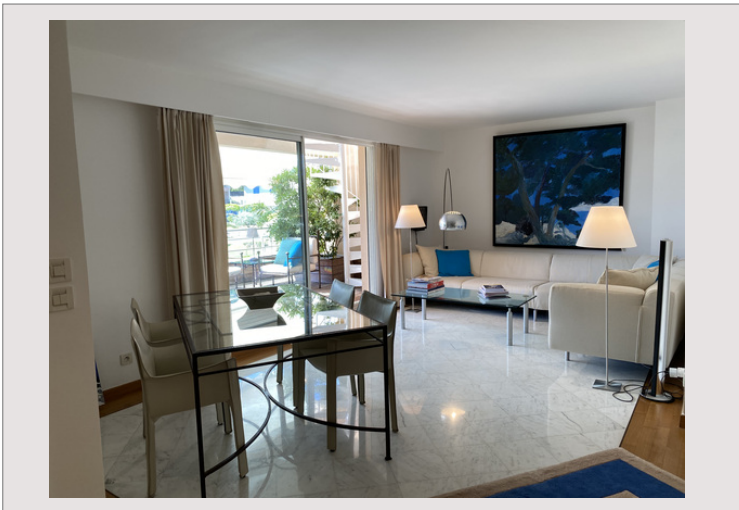
The duplex is composed as follows: an entrance hall opening onto the living room, a fully equipped kitchen, two bedrooms with built-in wardrobes, a marble shower room with storage, guest toilet, two balconies and a loggia of 17.20 m² which gives access, via an external staircase, to a 35 m² roof terrace clad in exotic wood, decorated with plants, with a jacuzzi and a 360° exposure with a view of the bay of Monaco.

The apartment is located in a quiet area, without vis-à-vis, and close to all amenities.

Possibility to acquire in addition a double garage of 53.40 m²



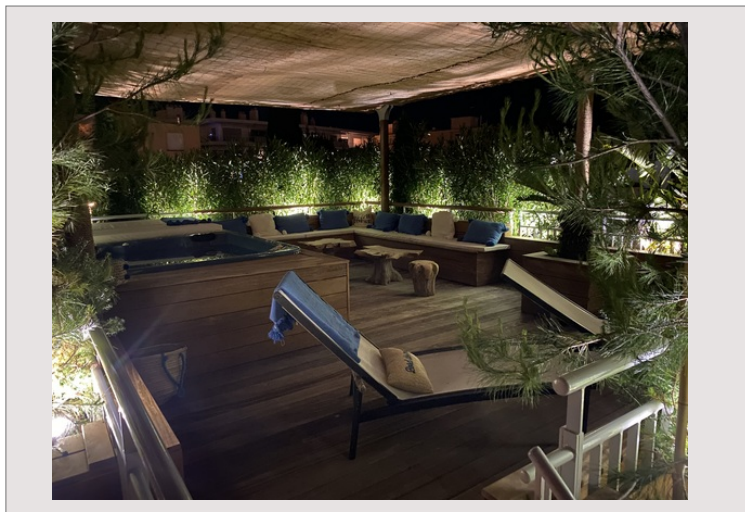
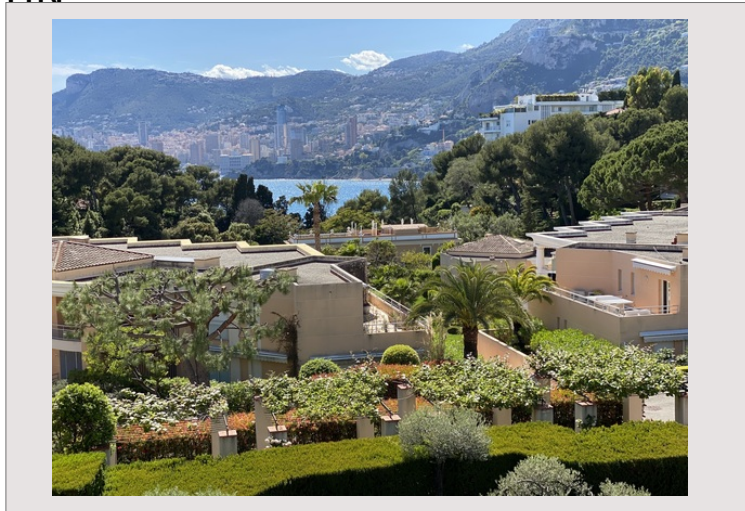
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logement très performant



216 kWh/m².an | 6 kg CO₂/m².an

logement extrêmement consommateur d'énergie