

3P - 78 m<sup>2</sup> - GARDEN - TERRACE - CELLAR - REDUCED NOTARY FEES

For sale France

635 000 €

Product type	Apartment	Num rooms	3
Living area	78 m <sup>2</sup>	Num bedrooms	2
Terrace area	15 m <sup>2</sup>	Num parking	2
Garden area	49 m <sup>2</sup>	Num cellars	1
View	SEA TO CAPE MARTIN	District	Cabbe-Saint Roman
Exposure	South East	City	Roquebrune-Cap-Martin
Condition	New	Country	France
Floor	0/2	Meublé	Yes

In a residence **under construction (with reduced notary fees), 3 ROOMS** for sale in the Golfe Bleu area, near Monaco (1kms). In a quality building, here is the **78 m<sup>2</sup>** apartment with beautiful sea view, air conditioning, armored door, double glazing and electric shutters. Here is its description, as follows : Spacious living room 24 m<sup>2</sup> with open kitchen, a master bedroom and another bedroom with their full bathrooms, dressing rooms, guest toilet, **with a garden of 49 m<sup>2</sup>, terraces/patios of 15 m<sup>2</sup>, a cellar**. It is well exposed and very sunny, a few steps from the beaches of the Golfe Bleu and the buzzards as well as the Roquebrune train station (CABBE), buses (in front of the residence) and shops in Saint-Roman. Deliverable Q4 2024. Reduced notary fees. Optional double parking (€90,000).

Caron Immobilier correspondant - Registered with the Trade and Companies Register under the number: 524 243 961 00025 RCS NICE (Caron Philippe) - Company registration number: 6831Z - Professional card number: CPI 5906 2018 000 027 953 - CCI NICE



3P - 78 m2 - GARDEN - TERRACE - CELLAR - REDUCED NOTARY FEES

