

EXCLUSIVE ROQUEBRUNE-CAP-MARTIN – Seafront Villa

For sale France

1 650 000 €

Product type	House	Num rooms	5+
Total area	396.60 m ²	Num bedrooms	3
Living area	211.20 m ²	Num parking	2
Terrace area	127.90 m ²	City	Roquebrune-Cap-Martin
		Country	France

EXCLUSIVE – Ideally located just a few steps from the seafront and close to all amenities, this property offers strong potential in a highly sought-after area of Roquebrune-Cap-Martin.

Built on a 472 sqm plot, the property allows for various development projects depending on your needs. It is sold in its current condition, with the price reflecting its present state.

A prior declaration for renovation works on the existing structure has already been approved, offering attractive development opportunities.

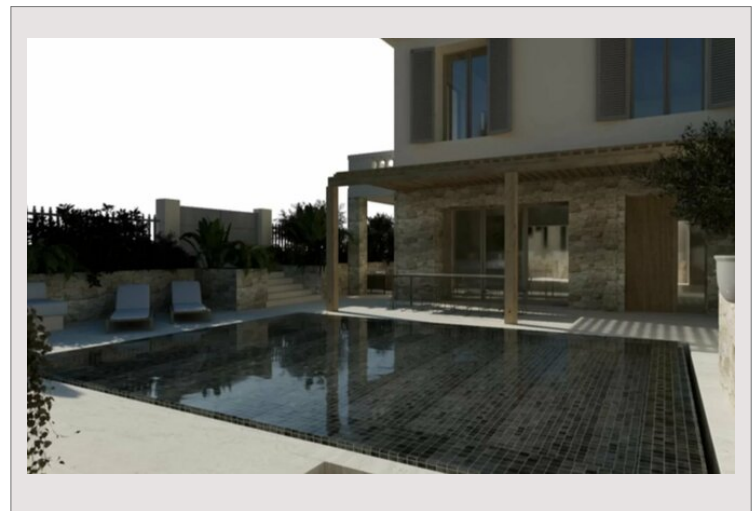
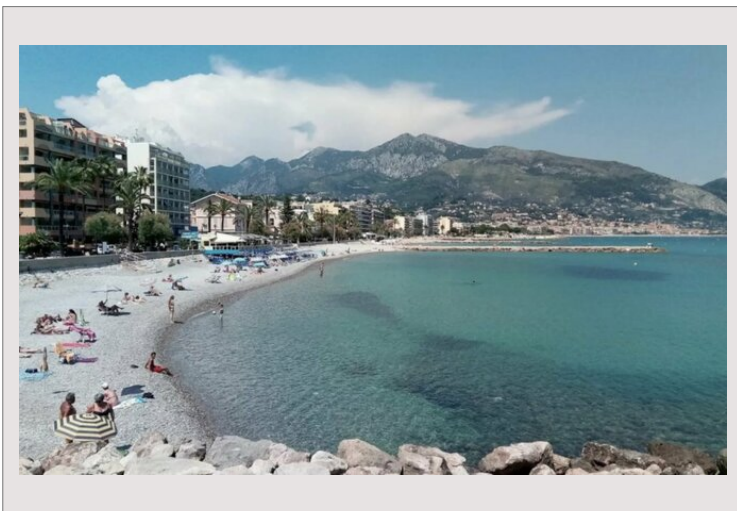
The property, with a total living area of 211.20 sqm, includes:

1° Main house on two levels (139.60 sqm): – Ground floor: living area, laundry room, entrance hall, storage, hallway, and wc – First floor: hallway, three bedrooms, two walk-in closets, an office, and two bathrooms

2° Independent unit (ground floor – 45 sqm): Living area, hallway, wc, one bedroom, and one bathroom

3° Second independent unit (ground floor – 26.60 sqm): Living area, one bedroom, one bathroom, and storage space

Full file available upon request.



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