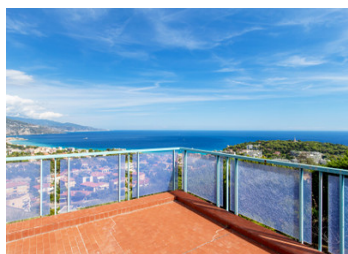


## Roquebrune Cap Martin - Villa with 6 bedrooms, sea views, pool, garden



## INFORMATION

Town:	Roquebrune-Cap-Martin
Department:	Alpes-Maritimes
Bed:	6
Bath:	2
Floor:	281 m2
Plot Size:	1355 m2



## IN BRIEF

Roquebrune Cap Martin - Located in the residential area of The Torraca with sea views. Architect villa build on 3 levels. A 10 min drive from the village center with 280m2 of living space, a large swimming pool, nice garden with Mediterranean trees and plants.

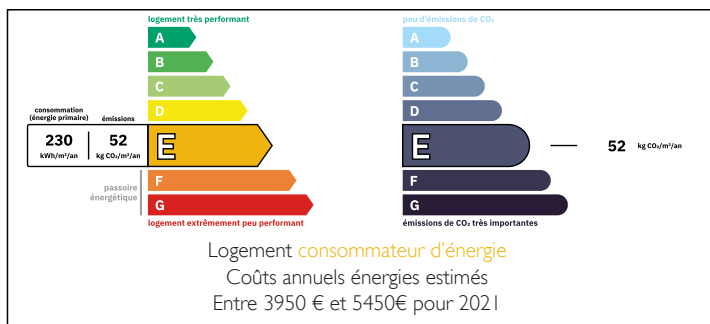
On the ground level : entrance, living room with fire place and very high ceiling opening unto a terrace, dining room, kitchen, a master bedroom with bathroom, toilets.

On the garden level : 4 bedrooms, a bathroom, 2 toilets, a game room, laundry room, 2 cellars, a large terrace with accès to garden and pool.

On the top level : 1 bedroom, office room, terrace and balcony.

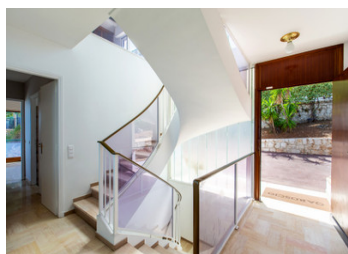
Air conditioning.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Roquebrune Cap Martin - Located in the residential area of The Torraca with sea views. Architect villa build on 3 levels. A 10 min drive from the village center with 280m2 of living space, a large swimming pool, garden with Mediterranean trees and plants.

On the ground level : entrance, living room with fire place and very high ceiling opening unto a terrace, dining room, kitchen, a master bedroom with bathroom, toilets.

On the garden level : 4 bedrooms, a bathroom, 2 toilets, a game room, laundry room, 2 cellars, a large terrace with accès to garden and pool.

On the top level : 1 bedroom, office room, terrace and balcony.

Air conditioning.

-----

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

## LOCAL TAXES

Taxe foncière: 6500 EUR

Taxe habitation: EUR

## NOTES