

UNDER OFFER - Bright 2-Room Flat with Stunning Sea Views in Roquebrune Cap Martin

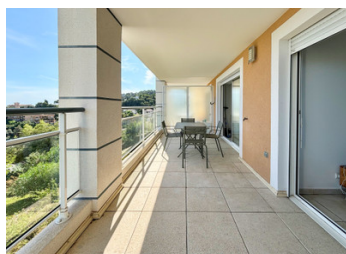


INFORMATION

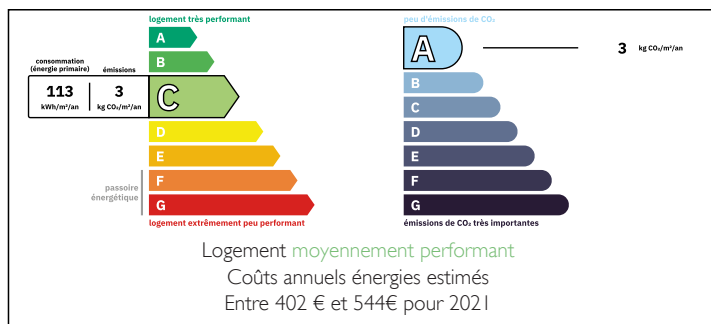
Town:	Roquebrune-Cap-Martin
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	47 m2
Outside Space:	16 m2

IN BRIEF

UNDER OFFER - In the highly desirable Roquebrune Cap Martin, this bright south-facing apartment offers stunning sea views in a peaceful residential setting. In perfect condition, the apartment features a welcoming hall, living room with kitchenette, bedroom, bathroom, WC, ample storage, and a spacious terrace with breathtaking views.

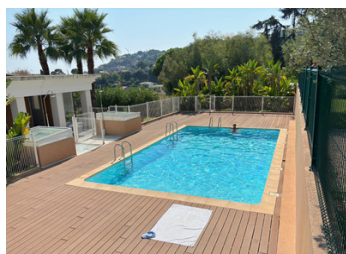


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 847 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located on the hills of Roquebrune Cap Martin, this exquisite two-room apartment is set within a modern, luxury residence complete with landscaped gardens and a swimming pool. Ideally situated near Monaco and Menton, the flat spans 47 m² with an additional 16 m² terrace, perfect for soaking in the panoramic sea and garden views.

The layout is thoughtfully designed, with an entrance hall leading to both the bedroom and the living room, each opening onto the expansive terrace. The south-facing orientation floods the interior with natural light throughout the day, while the terrace offers a private retreat, ideal for relaxation in complete peace and quiet. Enjoy unobstructed views of the Mediterranean and lush gardens, in an environment free from noise and pollution.

This residence is situated in a quiet, upscale neighborhood, just a 10-minute drive to Menton, 12-20 minutes to Monaco, and 45 minutes to Nice International Airport. The nearby highway and pristine beaches are also easily accessible, making it a highly convenient yet tranquil location.

A private indoor parking space is available in the residence's secure garage for an additional cost of €25,000.

With its perfect condition, prime location, and breathtaking views, this apartment represents a rare opportunity to own a slice of paradise on the French Riviera. Contact the agent for more details or to schedule a viewing. This opportunity won't last long!

Co-owned building of 38 units
Provisional annual charges: 2147€

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