



Exceptional Apartment - A few minutes away from Monaco

950 000 €



DESCRIPTIVE :

SOLE AGENT

Ideally located just a few minutes from Monaco, in Roquebrune-Cap-Martin, this superb apartment, boasts a vast garden (92SQ.M) and terrace (24SQ.M) and panoramic views of the sea and the Principality.

The apartment consists of: an entrance hall, a double living room, a spacious separate kitchen, one bedroom, and an en-suite shower room.

All rooms have access to the terrace/garden.

The south-facing living room boasts a superb sea view.

The property could easily be converted into a 2-bedroom apartment if necessary. It is sold with a parking place and a cellar.

A must-see!

Condominium Property: Yes

Number of lots: 27 including 7 for residential use

No pending proceedings (Articles 29-1A/29-1 of Law 65-557, L.615-6 of the French Civil Code)

Monthly co-ownership fees: 580€ including heating, hot and cold water, all according to consumption

Land tax: 1 509€

Energy consumption: F - 259 kWh/m²/year

GHG emissions: F - 81 kg CO₂/m²/year

Information on the risks to which this property is exposed is available on the

DETAILS



*77 m²



24 m²



Excellent condition



1



Facing south



Sea, Panoramic view

*marketable surface area



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Géorisques website <http://georisques.gouv.fr>

Agency fees will be fully paid by the seller.

REF: VF410

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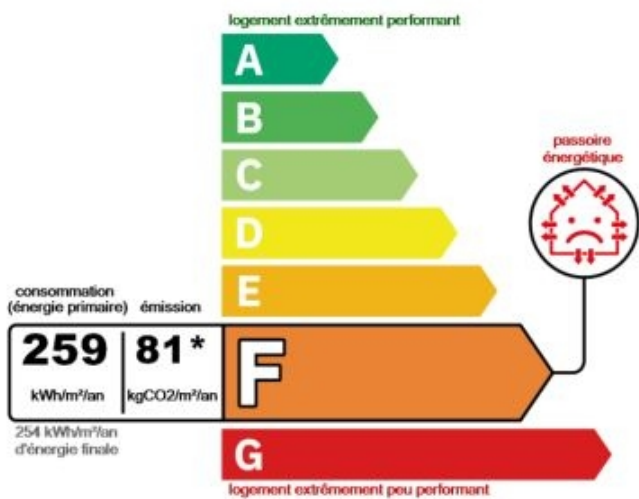
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