



## Exceptional Apartment - A few minutes away from Monaco

1 100 000 €



### DESCRIPTIVE :

#### SOLE AGENT

Ideally located just a few minutes from Monaco, in Roquebrune-Cap-Martin, this superb apartment, currently arranged as a 1/2-bedroom flat, 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, a 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, a 1 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/m<sup>2</sup>/year

GHG emissions: F - 81 kg CO<sub>2</sub>/m<sup>2</sup>/year

### DETAILS



\*77 m<sup>2</sup>



24 m<sup>2</sup>



Excellent condition



1



Facing south



Sea, Panoramic view

\*marketable surface area

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Information on the risks to which this property is exposed is available on the  
Géorisques website <http://georisques.gouv.fr>  
Agency fees will be fully paid by the seller.

**REF: VF410**

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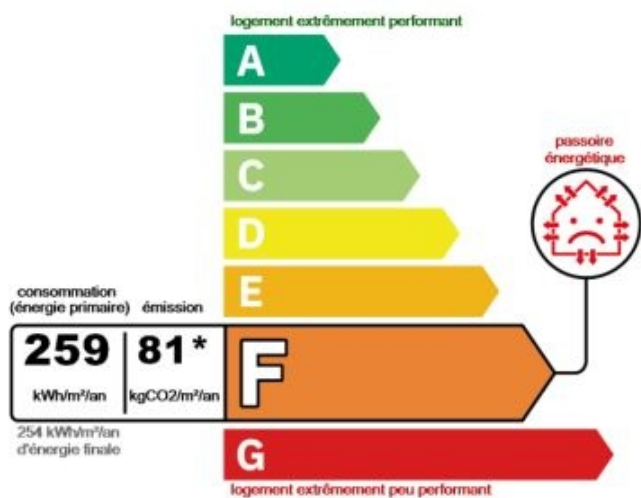
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