

ROQUEBRUNE CAP MARTIN

2-3 ROOMS



Apartment Roquebrune Cap Martin.

In a residential area on Avenue du Serret with a panoramic view of the sea and Cap Martin (the Principality of Monaco is approximately 1 km away).

Apartment of 60 square meters completely renovated in 2016/2017 and partially furnished consisting of a kitchen/living room area, a double bedroom, a small single bedroom, a hallway/wardrobe, a full bathroom and a separate toilet. The living room and two bedrooms offer a superlative 180° view of the sea thanks to large bay windows. The 50 square meter outdoor terrace, completely repaved in 2023 (creation of a solarium terrace), with the possibility of an outdoor jacuzzi.

Three-zone air conditioning. Electric exterior shutters and curtains. Garage on property.

The building is equipped with a rack and pinion elevator at the garage level, also convenient for the communal swimming pool located on the top floor of the building.

Independent electric heating and hot water. Quarterly co-ownership charges € 800

Currently rented with an annual lease contract of € 24,500 and ending in March 2025.

Référence **03315** Prix **690.000 €** Agency fees included. Ville **Roquebrune-Cap-Martin**
Pièces **2/3 rooms** Surface **60 m²** Taxe Fonciere **2.000 €** Quarterly expenses **800 €** (cold water incl.)

Not contractual document

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