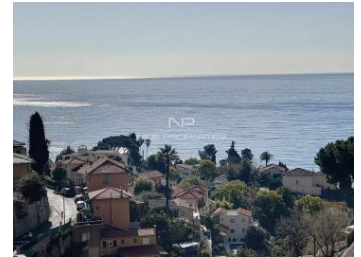


APARTMENT - 4 PIÈCE(S) - 60.59 M<sup>2</sup>

650 000 €



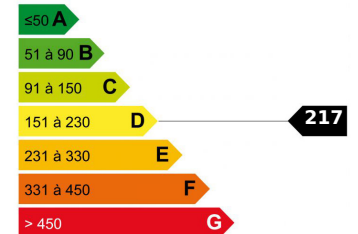
DESCRIPTION

Ref: CG-11237

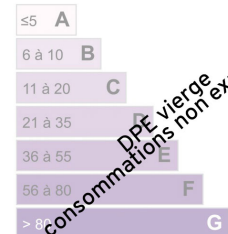
<b>Surface :</b>	60.59 M <sup>2</sup>
<b>Style immeuble :</b>	
<b>Etat :</b>	Excellent condition
<b>Pièces(s) :</b>	4
<b>Chambre(s) :</b>	3
<b>Bains/Douches :</b>	1
<b>Toilette(s) :</b>	NC
<b>Surface séjour :</b>	26 M <sup>2</sup>
<b>Balcon(s) :</b>	NC
<b>Terrasse(s) :</b>	1 M <sup>2</sup>

<b>Etage :</b>	Top floor
<b>Exposition :</b>	East, West, South
<b>Vue :</b>	Panoramic
<b>Chauffage :</b>	Radiator
<b>Eau chaude :</b>	Individual
<b>Parking(s) :</b>	NC
<b>Garage(s) :</b>	NC
<b>Cave :</b>	NC
<b>Taxe foncière :</b>	960,00 €
<b>Charges :</b>	NC

Logement économe



Faible émission de GES



Forte émission de GES

DPE vierge  
consommations non exploitables

ROQUEBRUNE CAP MARTIN : Perfectly located, just steps from the sea and close to Monaco, this charming 4-room apartment is located on the top floor of a residence with only 8 owners.

Independent entrance leading to the living room with an open-plan fitted kitchen and access to a 13sqm terrace, two bedrooms and a children's bedroom/office, a shower room and a toilet.

In perfect condition with high-end amenities (wooden floors, electric shutters and blinds, security door, video surveillance). Very bright thanks to its quadruple exposure (east/south/west) with sea views and verdant hills.

Private outdoor parking for a sedan or two small vehicles.

A real crush for this rare property on the market.

Agency fees of 5% included, payable by the seller.

Agence NP Promenade

2, rue Halévy - Le Ruhl  
06000 Nice

Tél : +33 (0)4 92 07 09 50

Email : [info@nice-properties.fr](mailto:info@nice-properties.fr)

**PRESTATIONS :** Double glazing, Window shade, Connected thermostat, Electric shutters, Alarm system, Security door, Videophone, Outdoor lighting, Optical fiber