

## ROQUEBRUNE CAP MARTIN - CABBE - SEA VIEW & PARKING

Reference 15062026000009



### DESCRIPTION OF THE PROPERTY

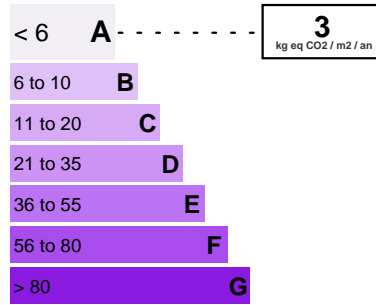
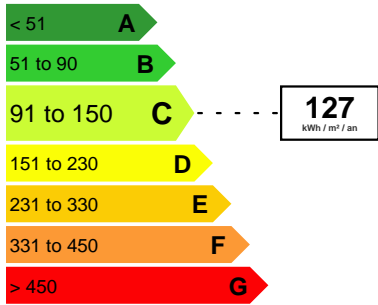
Located in one of the most sought-after areas of Roquebrune-Cap-Martin, this stunning two-bedroom apartment enjoys breathtaking panoramic sea views. From the moment you step inside, you will be captivated by the bright living spaces and the exceptional panorama overlooking the Mediterranean Sea. Fully furnished and tastefully equipped, the apartment is ready to move into with no work required. Every detail has been carefully designed to combine comfort, elegance and practicality. The property features a spacious living room opening onto the outdoors, a fully equipped open-plan kitchen, two comfortable bedrooms and two modern shower rooms. A private cellar and a parking space complete this rare opportunity. Offering a privileged lifestyle just minutes from Monaco, in a peaceful setting close to the beaches and all amenities. A true gem for those seeking exceptional sea views.

**Euro 4 100**

### FEATURES

|                                 |                                  |                                  |                           |
|---------------------------------|----------------------------------|----------------------------------|---------------------------|
| City                            | <b>Roquebrune-Cap-Martin</b>     | Monthly rent including charges : | <b>Euro / month 4 250</b> |
| Monthly rent excluding charge : | <b>Euro / month 4 100</b>        | Monthly charges :                | <b>Euro 150</b>           |
| Charges included :              | <b>Water<br/>Parking charges</b> | Rental deposit amount :          | <b>Euro 8 200</b>         |

|                                  |                                 |                                  |                         |
|----------------------------------|---------------------------------|----------------------------------|-------------------------|
| Recovery of rental charges :     | <b>Annual provision</b>         | Agency fees :                    | <b>Euro 767</b>         |
| Animals accepted :               | <b>No</b>                       | Number of co-ownership lots :    | <b>24</b>               |
| Protection plan :                | <b>No</b>                       | Provision fees :                 | <b>Euro 150</b>         |
| Honorary payable by :            | <b>the buyer and the seller</b> | Date of energy audit :           | <b>08/02/2023</b>       |
| Maximum amount of energy costs : | <b>Euro / year 710</b>          | Minimum amount of energy costs : | <b>Euro / year 524</b>  |
| Carrez surface :                 | <b>59 m<sup>2</sup></b>         | Number of pieces :               | <b>3 pieces</b>         |
| Number of bedrooms :             | <b>2</b>                        | Terrace surface :                | <b>13 m<sup>2</sup></b> |
| Number of terrace :              | <b>2</b>                        | Number of cellars :              | <b>1</b>                |
| Type of parking :                | <b>Outside</b>                  |                                  |                         |



Date of energy audit : 08/02/2023













