

## ROQUEBRUNE-CAP-MARTIN - 2 ROOMS - SUPERB TERRACE

Reference 932025v



### DESCRIPTION OF THE PROPERTY

Superb 2-room apartment in excellent condition. Ideal for a first purchase or a pied-à-terre, it offers a bright living room, a fitted kitchen, a bedroom with storage and a modern shower room. Its great asset: a 40 m<sup>2</sup> south-facing terrace where you can soak up the sun. Located in a recent residence, it also has a cellar and reversible air conditioning. Less than 2 km from Monaco, close to shops, transport and beaches. Possibility of purchasing a garage in the residence.

**Euro 449 000**

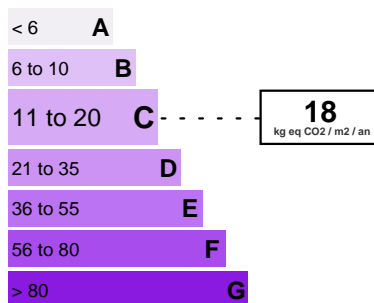
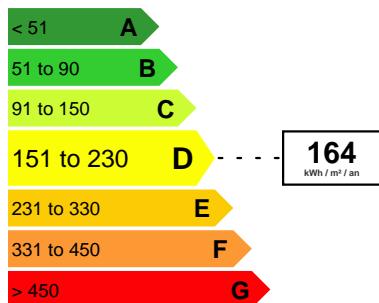
### FEATURES

City	Roquebrune-Cap-Martin	Property tax :	Euro / year 1 183
Charges co-ownership :	Euro / month 235	Number of co-ownership lots :	44
Syndicate status :	Provisional mandatory	Protection plan :	No
Quota amount :	Euro 2 820	Surface :	59 m <sup>2</sup>
Honorary payable by :	seller	Date of energy audit :	02/20/2025

**JLR IMMO**

Monday: 09:00–13:00 / 14:00–18:30 Tuesday: 09:00–13:00 / 14:00–18:30 Wednesday: 09:00–13:00 / 14:00–18:30 Thursday: 09:00–13:00 / 14:00–18:30 Friday: 09:00–13:00 / 14:00–18:00 Saturday: Closed Sunday: Closed

Maximum amount of energy costs :	<b>Euro / year 1 180</b>	Minimum amount of energy costs :	<b>Euro / year 830</b>
Carrez surface :	<b>59 m²</b>	Number of pieces :	<b>2 pieces</b>
Number of bedrooms :	<b>1</b>	Terrace surface :	<b>42 m²</b>
Number of terrace :	<b>1</b>	Cellar surface :	<b>3 m²</b>
Number of cellars :	<b>1</b>		



Date of energy audit : 02/20/2025





