



## ROQUEBRUNE-CAP-MARTIN | DUPLEX | TOP FLOOR

For sale

Sole agent

490 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>	<i>District</i> <b>Cabbe-Saint Roman</b>	<i>City</i> <b>Roquebrune-Cap-Martin</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>96 m<sup>2</sup></b>	<i>Terrace area</i> <b>8 m<sup>2</sup></b>	<i>Garden area</i> <b>25 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>	<i>Box</i> <b>1</b>
<i>Floor</i> <b>3</b>	<i>Condition</i> <b>Good condition</b>	<i>Ref.</i> <b>VF0721-321</b>	

**Roquebrune-Cap-Martin** Charming duplex apartment located in a small condominium. Very bright, it enjoys a sea and mountain view.

The apartment is composed as follows:

- A large living room open to a terrace facing east.
- An equipped kitchen.
- A guest bathroom.

Upstairs:

- 2 Bedrooms
- A large bathroom.
- A room that can serve as an office, dressing room and extra bedroom.



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- Access to a private garden.
- A dry and furnished cellar.
- And a garage with electric door.

This exceptional property is located 5 minutes from the old village of Roquebrune-Cap-Martin and 10 minutes from Monaco. Pedestrian access to the beaches of the Golf Bleu.





