



HOUSE - BEAUTIFUL SEA VIEW - TERRACE - GARAGE - CELLAR

For sale

Sole agent

678 000 €

Product type House	Num rooms 3 rooms	District Cabbe-Saint Roman	City Roquebrune-Cap-Martin
Country France	Living area 77 m²	Terrace area 50 m²	Bedrooms 2
Bathrooms 2	Parking 1	Cellar 1	Box 1
Condition To refresh	Mixed use Yes	Ref. PC - VF - 35	

Country house located in a residential area with a good location. Close to amenities and with easy access to Monaco **at 300m walk**. House 3/4 Rooms 90 m² - (LC 77.37m²) next to the Roquebrune/Cabbé train station or Monaco train station and the Riviera/Monegasque buses. You will enjoy a beautiful sea view towards La Vigie - Monaco and with a S/E exposure. You will have a terrace and its small garden (50m²) and balconies. House located in a sought-after area 300m from Monaco, for its environment and its position and because of its access. Possibility of separating into 3 apartments easily in order to a good rental profitability. **EXCLUSIVE.**

Townhouse on 3 levels composed of: On the 1st level : garage and studio apartment (possibility of extending the garage). On the 2nd level : office or bedroom, 2nd bedroom, bathroom + toilet. On the 3rd level : upper entrance - living room - dining room, kitchen, shower room + toilet, 2 balconettes. Interior staircase.

Caron Immobilier correspondant - Registration with the Trade and Companies Register under the number: 524



243 961 00025 RCS NICE (Caron Philippe) - Company registration number: 6831Z - Professional card number:
CPI 5906 2018 000 027 953 - CCI NICE





Diagnostic de Performances Énergétiques

