COLDWELL BANKER
EUROPA REALTY

Apartment Roquebrune-Cap-Martin 51 m²



SALE PRICE : 499 000 €

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standingrealty@coldwellbanker.fr

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DESCRIPTION

I offer you an ideal investment opportunity right on the waterfront of the French Riviera.
Enjoy this exceptional sea view, the beach, and the entire region for ultimate relaxation; you will also benefit from a comfortable apartment, a terrace, and a garden.

Ideally located in Roquebrune-Cap-Martin, on the famous seaside promenade connecting Menton, near Monaco, discover this superb ground-floor apartment of approximately 52 m², offering a rare and privileged living environment.

This spacious one-bedroom apartment, tastefully renovated throughout, offers high-quality features and can easily be converted into a two-bedroom apartment to suit your needs. It stands out for its exceptional south-facing outdoor spaces, offering breathtaking sea views and optimal sunshine all day long.

This corner apartment comprises:

* An entrance hall with built-in wardrobes,
* A bright living room with direct access to the terrace and garden,
* A separate, fully equipped kitchen,
* A large, comfortable bedroom with storage,
* A modern shower room,
* Separate WC.

Sold fully furnished and equipped, this air-conditioned property is ready to move into immediately, requiring no further work.

Advantages:
* Seaside location
* Unobstructed sea views
* South-facing terrace and garden
* High-end, fully renovated apartment
* Excellent potential for conversion into a two-bedroom apartment
* Ideal for a primary residence, pied-à-terre, or rental investment
* Easy, level access
* Recent, secure, and well-maintained residence, close to all amenities

A rare find on the market, perfect for fully enjoying the relaxed lifestyle of the French Riviera.

Contact us for more information or to arrange a viewing if you'd like to enjoy this property this summer for yourself, your family, or your friends.

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FEATURES

Property type:	Apartment	Area:	51.03 m²	Elevator:	Oui
Property tax:	€800.00	Number of rooms:	3 rooms	Number of bedrooms:	1 bedroom

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 144

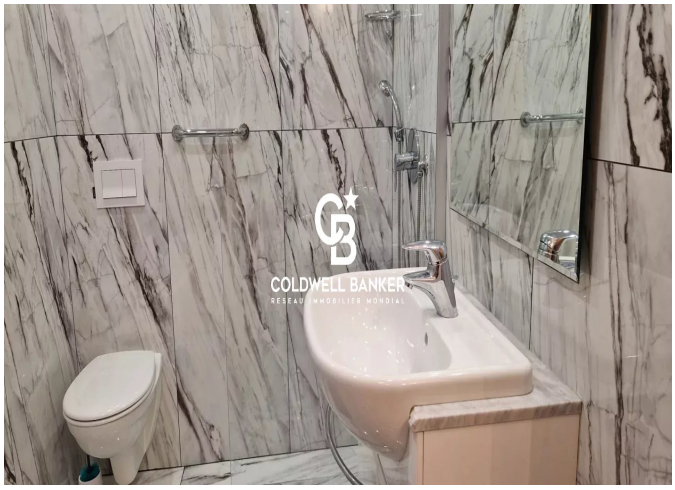
Greenhouse gas emissions (GHG) index: A 5

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