

Appartement Roquebrune-Cap-Martin 51 m²



PRIX DE VENTE : 499 000 €

EMAIL : STANDINGREALTY@COLDWELLBANKER.FR

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.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	51.03 m ²	Ascenseur :	Oui
Taxe foncière :	€800.00	NB de pièces :	3 rooms	NB de chambres :	1 bedroom

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 144

Indice d'émission de gaz à effet de serre (GES) : A 5



COLDWELL BANKER
EUROPA REALTY



11 rue Chauvain
France, 06000, Nice



TÉL : +33493852932
standingrealty@coldwellbanker.fr