

## NEW 3 ROOM APARTMENT AVAILABLE FOR SALE ROQUEBRUNE-CAP-MARTIN

### For sale France

### Price on request

PENTHOUSE LOCATED IN CAP MARTIN JUST 10 MINUTES FROM MONACO WITH DIRECT ACCESS TO THE SEA VIA THE CHEMIN DES DOUANIERES.

Product type	Duplex	Rooms	3
Total area	131,77 m <sup>2</sup>	Cellars	1
Living area	68,89 m <sup>2</sup>	District	Cabbe-Saint Roman
Terrace area	62,88 m <sup>2</sup>	Complement	VILLA GABRIELLA
View	SEA AND MONACO	City	Roquebrune-Cap-Martin
Exposition	WEST	Country	France
Condition	Very good condition	Annual costs	4 096 €

In a prestigious residence in Cap Martin, with concierge service, swimming pool and direct access to the sea, we offer for sale a magnificent 3-room penthouse, with a living area of 68.89 m<sup>2</sup>,

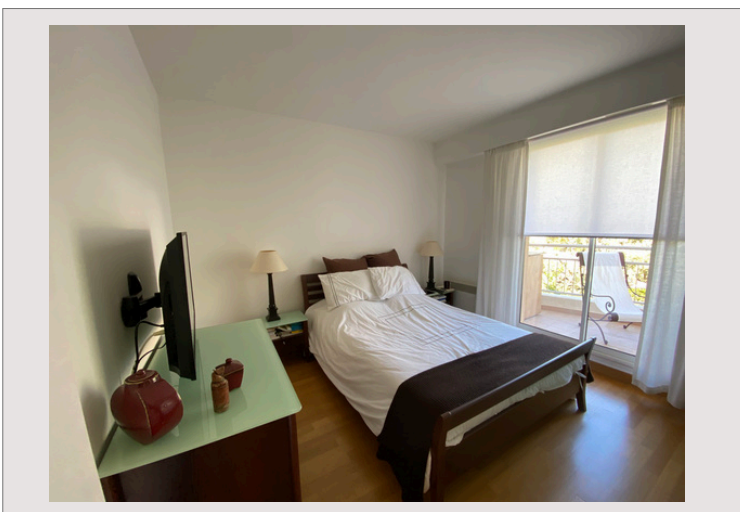
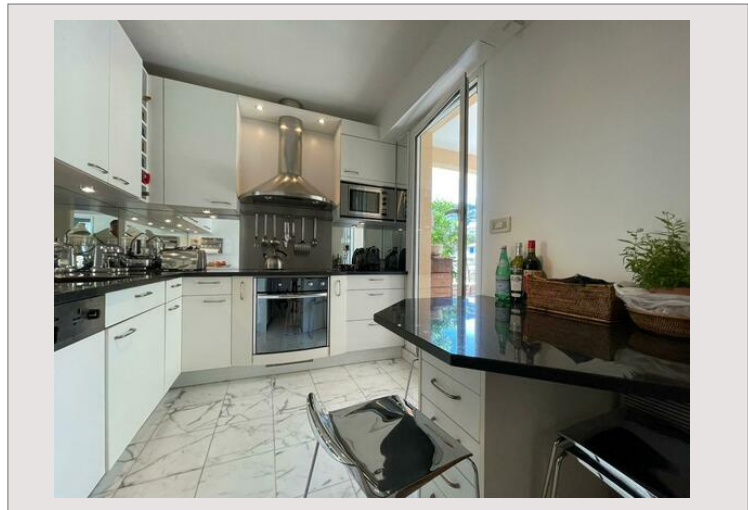
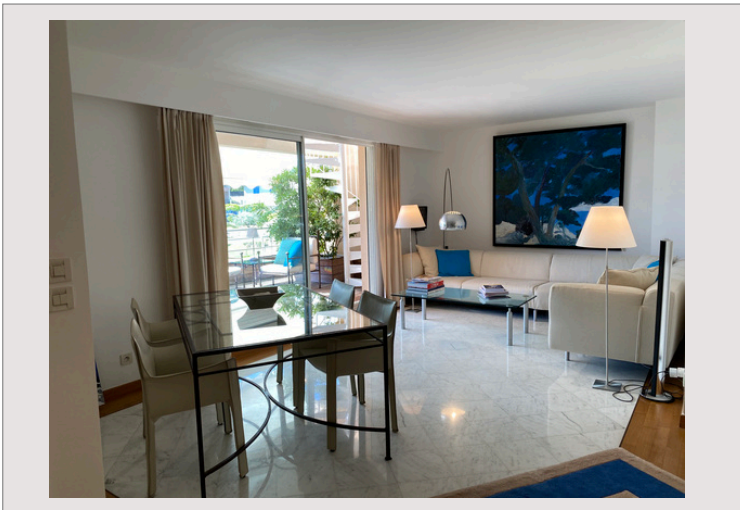
The duplex is composed as follows: an entrance hall opening onto the living room, a fully equipped kitchen, two bedrooms with built-in wardrobes, a marble shower room with storage, guest toilet, two balconies and a loggia of 17.20 m<sup>2</sup> which gives access, via an external staircase, to a 35 m<sup>2</sup> roof terrace clad in exotic wood, decorated with plants, with a jacuzzi and a 360° exposure with a view of the bay of Monaco.

The apartment is located in a quiet area, without vis-à-vis, and close to all amenities.

Possibility to acquire in addition a double garage of 53.40 m<sup>2</sup>



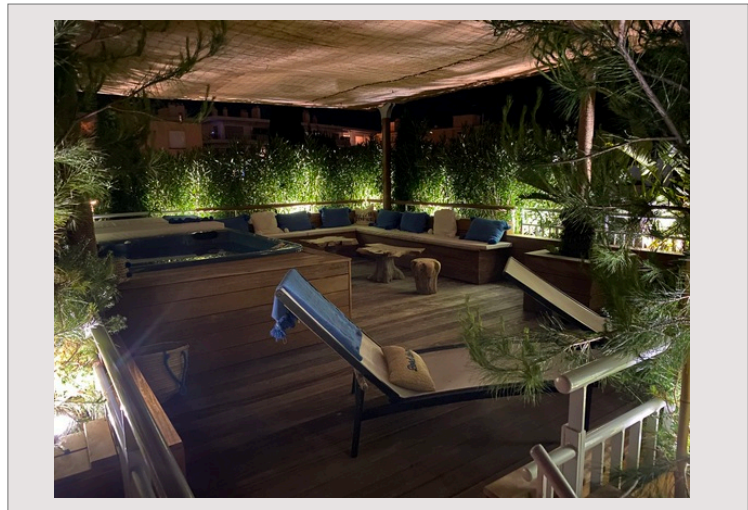
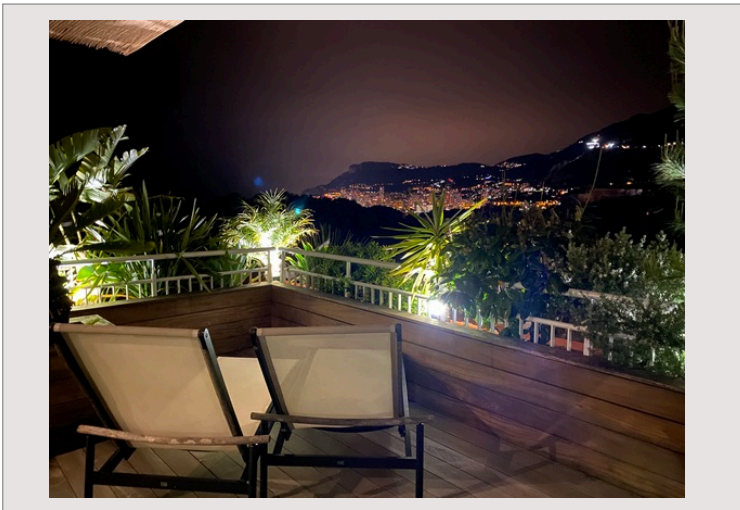
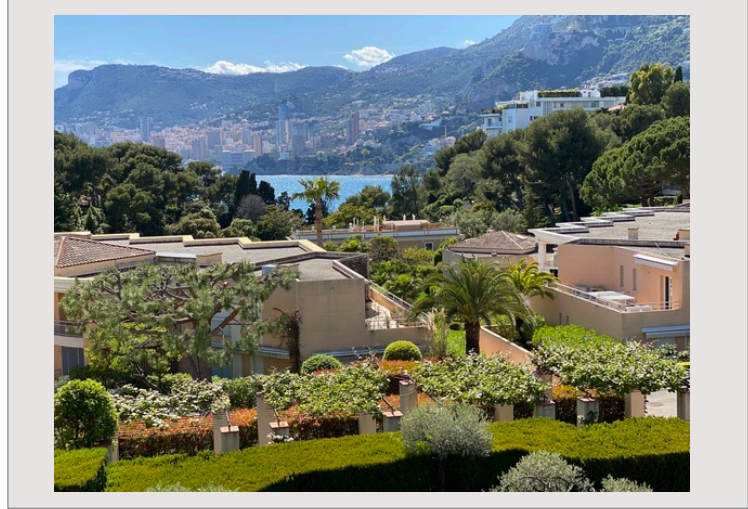
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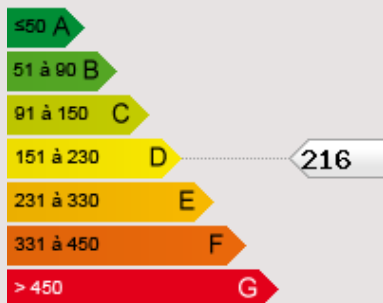
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## Consommations énergétiques



## Émissions de gaz à effet de serre

