

I Bed spacious apartment with sea view, lovely terrace, garage and swimming pool, near station and beach



EXCLUSIVE

INFORMATION

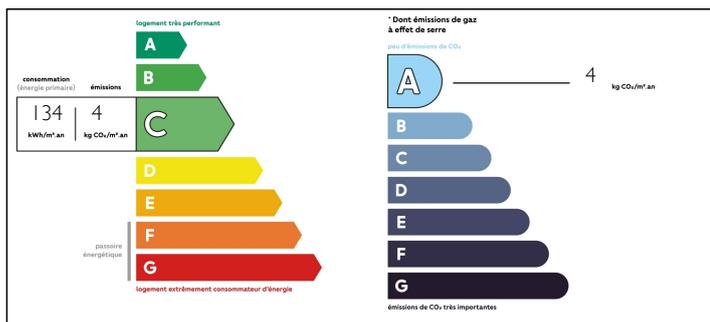
Town:	Roquebrune-Cap-Martin
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	52.5 m2
Outside Space:	18 m2

IN BRIEF

Spacious, bright one bedroom apartment, in a secure residence with an elevator. Featuring a large terrace with sea view, swimming pool and communal gardens. Located 10-15 minutes' walk from shops, train station and beaches. Offering beautiful landscaped gardens in a calm environment, a swimming pool, in 8 000m2 of communal grounds.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The apartment comprises an entrance hall with fitted wardrobes, a living room with large sofa bed and open-plan fully equipped and fitted kitchen, French door to the terrace. A bedroom with double bed and large sliding windows to the terrace. A bathroom with shower and WC and cupboards. A large terrace measuring 18 m², with sea view and canvas awning.

Included in the sale: A garage for 1 car and a cellar. The apartment comes fully equipped and furnished.

Room measurements m²

Entrance 6,63 + 2 large storage spaces

Living 23,07

Kitchen 6,85

Bedroom 11,87

Shower room / WC 4,11

LOCAL TAXES

Taxe foncière: 1159 EUR

Co-owned building of 89 units

Provisional annual charges: 2400€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES