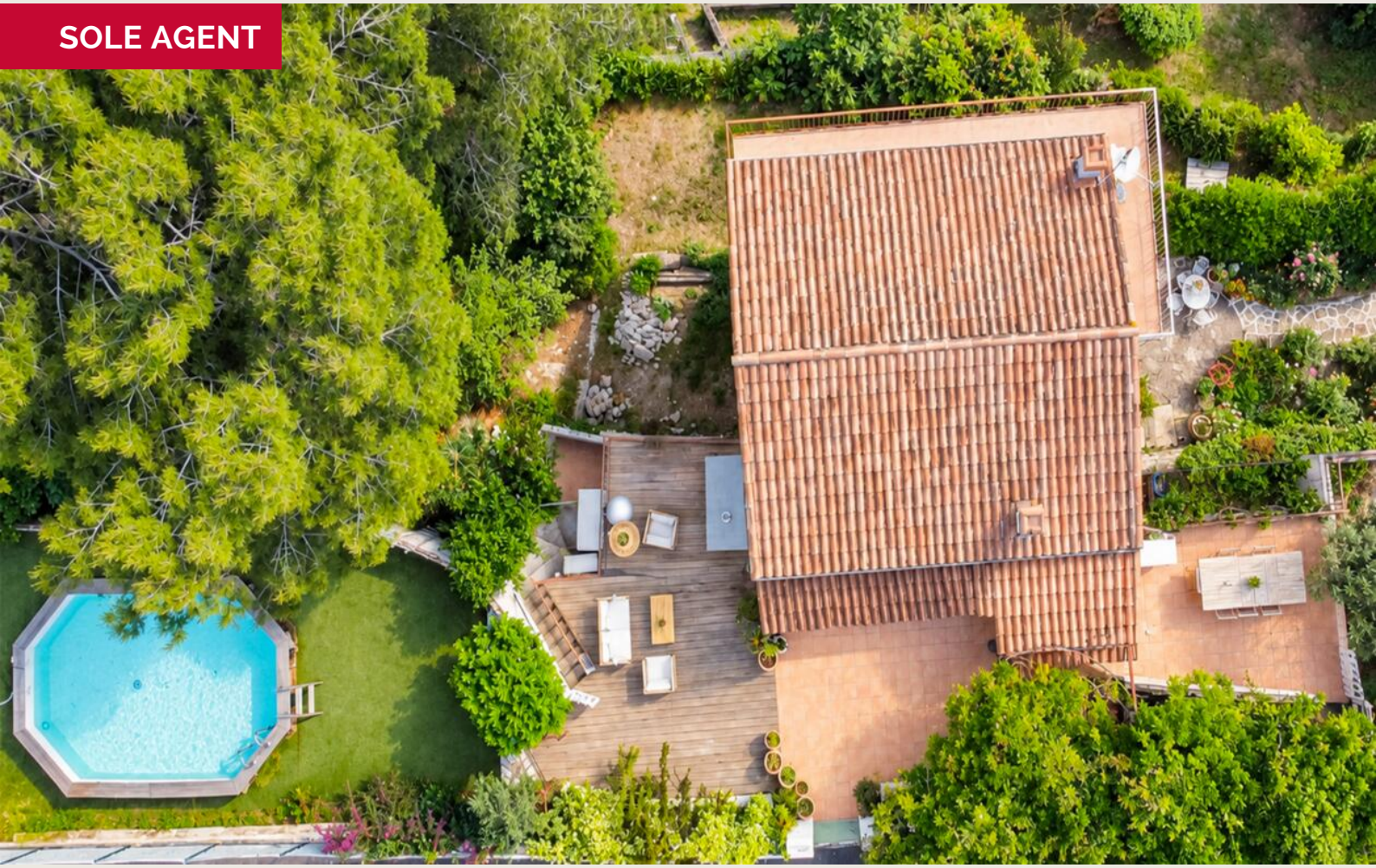
BARNES INTERNATIONAL REALTY | Valeri Agency MONACO

SOLE AGENT



For sale France - Roquebrune-Cap-Martin

ROQUEBRUNE-CAP-MARTIN - HOUSE - POOL & SEA VIEW

990.000 €

7	6	3	169 sqm
Rooms	Bedrooms	Bathrooms	Total area

Located in the residential Hameau district of Roquebrune-Cap-Martin, this house enjoys beautiful views of the sea and mountains. It features three bedrooms, an independent 1-bedroom apartment and studio, as well as a terrace with a swimming pool, close to Monaco.

This document does not form part of any offer or contract. All measurements, surfaces and distances are approximate. The description and floor plans are provided for general guidance only and their accuracy is not guaranteed. The photographs show only certain parts of the property. This offer is subject to prior sale, withdrawal from the market, price changes or other conditions without prior notice. Agency fees not included.

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Property features

Product type :	House	Num rooms :	7
City :	Roquebrune-Cap-Martin	Country :	France
Living area :	169 m²	Bedrooms :	6
Bathrooms :	3	Condition :	Good condition
View :	Unobstructed views of the sea and mountains	Exposure :	East-West
Release date :	Available	Ref. :	VF1661

Descriptions

In the heart of the residential Hameau district in Roquebrune-Cap-Martin, this house enjoys a peaceful setting and beautiful open views over the sea and mountains.

Arranged over three levels, the property offers generous volumes and a versatile layout with numerous possibilities.

The main level comprises an entrance hall, a kitchen, a spacious and bright double living room, a pantry and a separate WC.

The lower level features three bedrooms and a bathroom with WC.

The two other levels include independent living spaces, with a one-bedroom apartment and a studio, ideal for accommodating family and guests.

Outside, a pleasant terrace provides the perfect setting to enjoy the Mediterranean climate and surrounding views. A swimming pool completes the outdoor areas.

A property with excellent potential, located in a sought-after area of Roquebrune-Cap-Martin, close to local amenities and Monaco.

Agency fees are payable by the seller unless otherwise stipulated in the mandate.

Estimated annual energy costs for standard use: between €2,026 and €2,742. Average energy prices indexed to 2023.

The property is not subject to co-ownership regulations.

Information regarding natural risks and pollution is available on the Géorisques website : https://georisques.gouv.fr/

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