

3P - 78 m² - GARDEN - TERRACE - CELLAR - REDUCED NOTARY FEES

For sale France

635 000 €

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|--------------|--------------------|--------------|-----------------------|
| Product type | Apartment | Num rooms | 3 |
| Living area | 78 m ² | Num bedrooms | 2 |
| Terrace area | 15 m ² | Num parking | 2 |
| Garden area | 49 m ² | Num cellars | 1 |
| View | SEA TO CAPE MARTIN | District | Cabbe-Saint Roman |
| Exposure | South East | City | Roquebrune-Cap-Martin |
| Condition | New | Country | France |
| Floor | 0/2 | | |

In a residence **under construction (with reduced notary fees), 3 ROOMS** for sale in the Golfe Bleu area, near Monaco (1kms). In a quality building, here is the **78 m²** apartment with beautiful sea view, air conditioning, armored door, double glazing and electric shutters. Here is its description, as follows : Spacious living room 24 m² with open kitchen, a master bedroom and another bedroom with their full bathrooms, dressing rooms, guest toilet, **with a garden of 49 m², terraces/patios of 15 m², a cellar**. It is well exposed and very sunny, a few steps from the beaches of the Golfe Bleu and the buzzards as well as the Roquebrune train station (CABBE), buses (in front of the residence) and shops in Saint-Roman. Deliverable Q4 2024. Reduced notary fees. Optional double parking (€90,000).

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