

Destination Riviera 251 Promenade Albert Camus -06190 Roquebrune-Cap-Martin France

Antonio Vitalone +33 7 86 11 93 82 +33 9 61 60 33 42

### FOR SALE: 2-ROOM APARTMENT TO RENOVATE IN ROQUEBRUNE-CAP-MARTIN - 35 SQM

Reference 06190\_11AVFR



## **DESCRIPTION OF THE PROPERTY**

Discover this 35 sqm 2-room apartment, located on the first floor of a small building in Roquebrune-Cap-Martin. Perfect for property investors or as a first-time home purchase, this apartment offers great potential for customization through renovation.

Property Details

Size: 35 sqm Rooms: bright living room, cozy bedroom, separate kitchen, bathroom with WC Renovation required: full remodel to create a modern and functional space.

Highlights of the Apartment

Prime Location: In the heart of Roquebrune-Cap-Martin, close to shops, public transport, and beaches. Small building with low service charges, ensuring budget-friendly ownership. Attractive price: only €200,000, a rare opportunity to own or invest in the French Riviera.

Why Roquebrune-Cap-Martin?

Roquebrune-Cap-Martin is a sought-after destination offering a unique lifestyle, just steps from Monaco. Enjoy year-round sunshine, stunning landscapes, and proximity to vibrant cities like Menton and Nice.

Contact us today to arrange a visit and discover the incredible potential of this property!

**Destination Riviera** 

Monday: 9am to 7pm Tuesday: 9am to 7pm Wednesday: 9am to 7pm Thursday: 9am to 7pm Friday: 9am to 7pm Saturday: By appointment Sunday: Closed



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#DestinationRiviera

# Euro 200 000

## FEATURES

City	Roquebrune-Cap-Martin	Property tax :	Euro / year 800
Free at the time of sale :	Yes	Charges co-ownership :	Euro / month 60
Surface :	35 m²	Honorary payable by :	seller
Carrez surface :	35 m²	Number of bedrooms :	1
Terrace surface :	5 m²		



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6 to 10	B 6 kg eq CO2 / m2 / an
11 to 20	С
21 to 35	D
36 to 55	E
56 to 80	F
> 80	G

Date of energy audit :



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