

## 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.

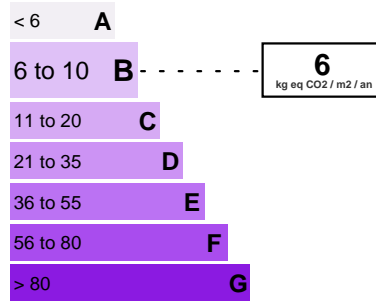
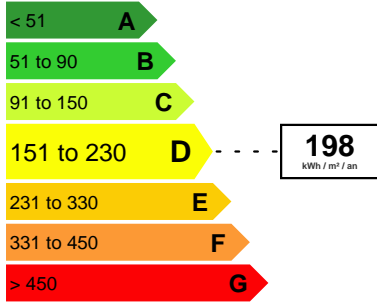
Contact us today to arrange a visit and discover the incredible potential of this property!

#DestinationRiviera

**Euro 200 000**

**FEATURES**

City	<b>Roquebrune-Cap-Martin</b>	Property tax :	<b>Euro / year 800</b>
Free at the time of sale :	<b>Yes</b>	Charges co-ownership :	<b>Euro / month 60</b>
Surface :	<b>35 m<sup>2</sup></b>	Honorary payable by :	<b>seller</b>
Carrez surface :	<b>35 m<sup>2</sup></b>	Number of bedrooms :	<b>1</b>
Terrace surface :	<b>5 m<sup>2</sup></b>		



Date of energy audit :



