

## EXCEPTIONNAL LOCATION WITHIN 2 minutes of MONACO

For sale France

900 000 €

Rental investment or family home, it's up to you.

Product type	House	Num rooms	+5 rooms
Total area	340 m <sup>2</sup>	Num bedrooms	3
Living area	120 m <sup>2</sup>	Num cellars	1
Terrace area	20 m <sup>2</sup>	City	Roquebrune-Cap-Martin
Land area	200 m <sup>2</sup>	Country	France
Condition	To refresh	In collaboration with	Agence Monte Carlo
Release date	Quickly		

Located less than 100 meters from the border with Monaco, a few steps from local shops, exceptional typical house of the region, currently composed as follows:

On the ground floor: an apartment type 2 rooms with living room, kitchen, separate toilet, bedroom with ensuite bathroom

On the 1st floor: an apartment of type 4 rooms including an entrance hall serving a bedroom on the back, an access towards the rear terrace, an independent kitchen with access to the rear terrace, a bathroom, a room in South facade with sea view, and a living room giving access to the south-facing balcony with sea view.

This house benefits from a garden that borders the house on its 4 facades. Accessible by a pedestrian staircase, it may be considered the creation of parking spaces on the rear part of the house.

The 1st floor apartment is rented until September 30, 2025, and the leave has been given to the current tenants, allowing an empty sale of the house.