DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

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

antonio@destination-riviera.com
contact@destination-riviera.com

INDEPENDENT TOWNHOUSE AT THE GATES OF MONACO – A RARE OPPORTUNITY

Reference 06190_LT



DESCRIPTION OF THE PROPERTY

An Independent Gem at the Gates of Monaco: Urban Energy and Absolute Freedom Forget the compromises of co-ownership living. At the gates of Monaco, where the heartbeat of the French Riviera pulses most intensely, an independent townhouse as rare as it is precious awaits you. This is not an isolated haven in the middle of nowhere — here, you benefit from an exceptional strategic location, animated by dynamic car traffic that reflects the area's effervescence. But the real plot twist? Finding a totally independent property, with no neighbors above or below, at the gates of the Principality and at this price. An absolutely unique opportunity on the Riviera market. Spaces Designed to Live Without Filter With its 125.06 m² intelligently arranged, this residence combines urban character and contemporary comfort: The heart of the home: A superb open-plan living space with an integrated kitchen of 41.66 m², bathed in light, ideal for entertaining or relaxing. Privacy and well-being: Three bedrooms and three modern shower rooms, guaranteeing everyone their own space and optimal daily comfort. The outdoors: Nearly 54 m² of terraces and balconies to fully enjoy the Mediterranean climate and the dynamism of the location. Efficiency and Zero Worries Behind the appeal of this urban lair lies solid, modern technology: an energy efficiency rating of Class C (gas heating and reversible heat pump), fully compliant electrical and gas installations, and a total absence of asbestos or termites. Live at the gates of Monaco as master of your own home, at a price with no competition. Proposed by Destination Riviera SAS. Contact us now to organize a visit and discover this unmissable opportunity.

€ 1 199 000

FEATURES

City	**Roquebrune-Cap-Martin**	Property tax :	**€ / year 929**

DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

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

antonio@destination-riviera.com
contact@destination-riviera.com

Free at the time of sale :	**Yes**	Surface :	**125 m²**
Honorary payable by :	**seller**	Carrez surface :	**125 m²**
Number of pieces :	**5 pieces**	Number of bedrooms :	**3**
Terrace surface :	**15 m²**	Garden surface :	**25 m²**
Fenced garden :	**Yes**	Cellar :	**Yes**
Type of parking :	**Outside**		

< 71	A
71 to 110	B
111 to 180	C
181 to 250	D
251 to 330	E
331 to 420	F
> 420	G

141 kWh / m² / an

< 7	A
7 to 11	B
12 to 30	C
31 to 50	D
51 to 70	E
71 to 100	F
> 100	G

24 kg eq CO2 / m2 / an

Date of energy audit :









DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

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

antonio@destination-riviera.com
contact@destination-riviera.com

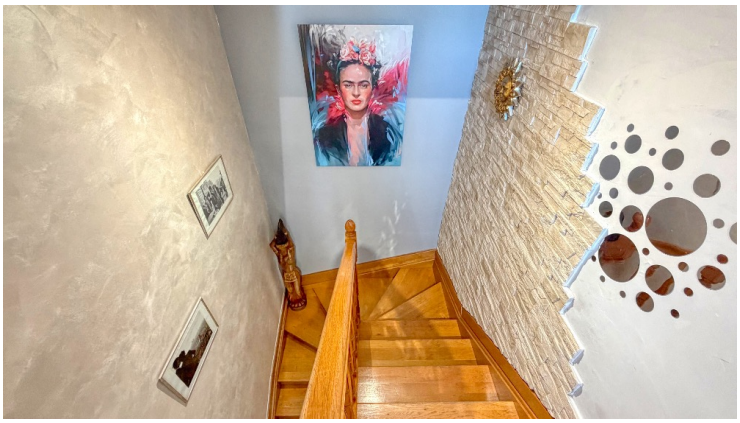


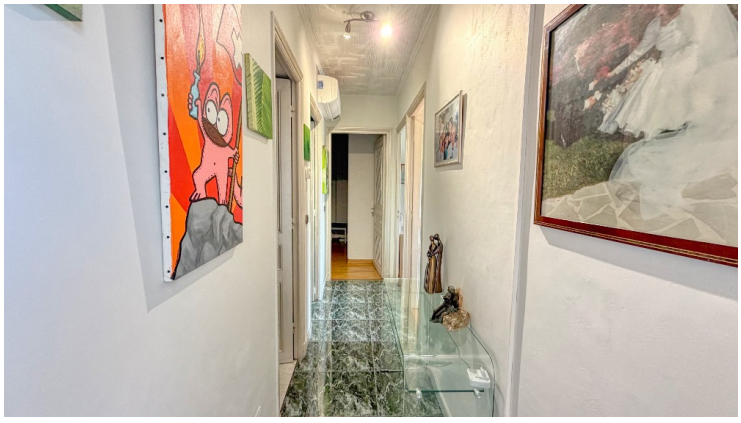














DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

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

antonio@destination-riviera.com
contact@destination-riviera.com













Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

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

antonio@destination-riviera.com
contact@destination-riviera.com









DESTINATION RIVIERA

Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

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

antonio@destination-riviera.com
contact@destination-riviera.com

















Destination Riviera
11 Avenue de France - 06190
Roquebrune-Cap-Martin Francia

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

antonio@destination-riviera.com
contact@destination-riviera.com



