DESTINATION RIVIERA

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

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NEW 2-BEDROOM DUPLEX (DELIVERED JUNE 2026) IN ROQUEBRUNE-CAP-MARTIN – €403,000 WITH DOUBLE PARKING

Reference 06190_SP



DESCRIPTION OF THE PROPERTY

Looking for a modern home on the French Riviera that combines natural light, smart layout, and everyday convenience? Explore this 2-bedroom duplex apartment (Lot 202) at 493 rue Antoine Peglion, Roquebrune-Cap-Martin, part of the Villa Sol Oriens residence, delivered in June 2026, listed at €403,000 with two parking spaces. The entrance hall (3.80 m²) opens into a bright 19.50 m² living and kitchen area, enhanced by double-height ceilingsand an open void overlooking the living room that adds volume and architectural character. Step out onto the 5.80 m² balcony to enjoy the Mediterranean air, while a separate WC (2.40 m²) completes the lower level. A wooden staircase leads upstairs to the sleeping quarters featuring two bedrooms (10.25 m² and 8.00 m²), a landing (4.65 m²), and a modern shower room (4.65 m²) with vanity unit, lighted mirror, and heated towel rail. Stone-look tiled floors, roller shutters, air conditioning, and clean contemporary finishes mean you can move straight in with zero renovation needed. Double parking makes daily life effortless in Roquebrune-Cap-Martin, within easy reach of the coast, Menton, and Monaco. Ideal as a primary residence, holiday retreat, or long-term asset in a 2026-delivered building—book a viewing today and experience the space in person!

€ 403 000

FEATURES

City	**Roquebrune-Cap-Martin**	Free at the time of sale :	**Yes**
Charges co-ownership :	**€ / month 170**	Surface :	**53 m²**

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Honorary payable by :	**seller**	Carrez surface :	**53 m²**
Number of bedrooms :	**2**	Terrace surface :	**6 m²**
Type of parking :	**Garage**		

< 71 **A** — **31** kWh / m² / an
71 to 110 **B**
111 to 180 **C**
181 to 250 **D**
251 to 330 **E**
331 to 420 **F**
> 420 **G**

< 7 **A** — **1** kg eq CO2 / m2 / an
7 to 11 **B**
12 to 30 **C**
31 to 50 **D**
51 to 70 **E**
71 to 100 **F**
> 100 **G**

Date of energy audit :









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