DESTINATION RIVIERA

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

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# AT MONACO'S DOORSTEP – SEA-VIEW TWO-BEDROOM APARTMENT WITH BALCONY AND STORAGE

Reference 06320_BSACD



## DESCRIPTION OF THE PROPERTY

Just steps from Monaco and the Princess Grace Hospital, this approximately 59 sqm two-bedroom apartment is a great opportunity for anyone looking to live or invest right next to the Principality. The sea view from the kitchen and living area brings a real charm that sets this property apart. The layout includes: a dining room with living area, an independent kitchen facing the sea, two bedrooms, a bathroom. A small balcony offers a pleasant outdoor space, and a storage cellar adds valuable extra room — something that's often missing in this highly demanded area. A smart choice for those wanting comfort and proximity to Monaco. #DestinationRiviera

**€ 450 000**

## FEATURES

| | | | |
|---|---|---|---|
| City | **Cap-d'Ail** | Property tax : | **€ / year 995** |
| Charges co-ownership : | **€ / month 206** | Surface : | **58 m²** |
| Honorary payable by : | **seller** | Carrez surface : | **58 m²** |
| Number of bedrooms : | **2** | Terrace surface : | **3 m²** |

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| | |
|---|---|
| Number of cellars : | **1** |

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

**181** 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** |

**39** kg eq CO2 / m2 / an

Date of energy audit :









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