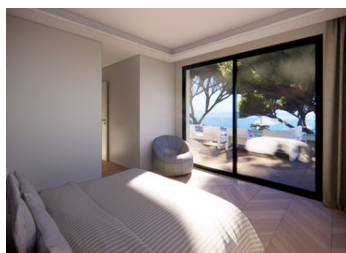
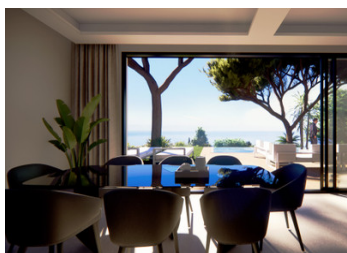


## Roquebrune Cap Martin - Villa to be renovated, sea view, pool



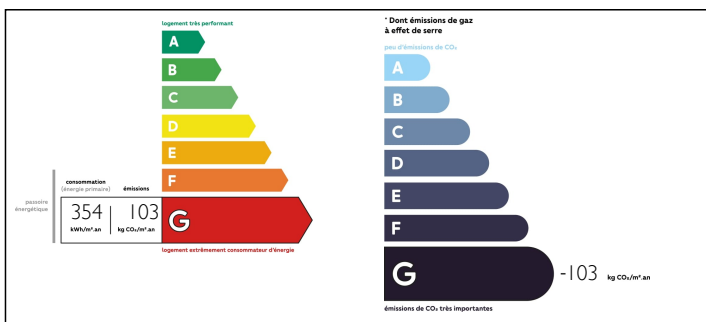
## INFORMATION

Town:	Roquebrune-Cap-Martin
Department:	Alpes-Maritimes
Bed:	2
Bath:	2
Floor:	128 m2
Plot Size:	1000 m2

## IN BRIEF

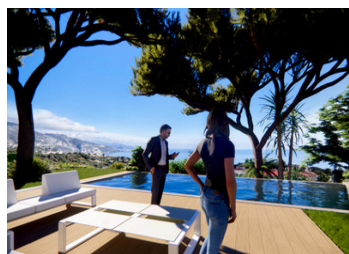
ROQUEBRUNE-CAP-MARTIN / PINELLA: Located in a quiet and sought-after area of Roquebrune, within a small private estate of 15 villas, we offer you a house to renovate of 217 m<sup>2</sup> (128 m<sup>2</sup> of living space) sold with building permit granted and purged for the construction of a contemporary villa of 302 m<sup>2</sup> (including 250 m<sup>2</sup> of living space) with large terrace of 76 m<sup>2</sup> and infinity pool. The villa will consist of an entrance, large living and dining room, semi-independent kitchen, six en-suite bedrooms with cupboards or dressing rooms, six bathrooms or showers, large cellar and technical room. The villa benefits from beautiful wooded grounds and a splendid panoramic sea view. Garage. Project available on request.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

ROQUEBRUNE-CAP-MARTIN / PINELLA: Located in a quiet and sought-after area of Roquebrune, within a small private estate of 15 villas, we offer you a house to renovate of 217 m<sup>2</sup> (128 m<sup>2</sup> of living space) sold with building permit granted and purged for the construction of a contemporary villa of 302 m<sup>2</sup> (including 250 m<sup>2</sup> of living space) with large terrace of 76 m<sup>2</sup> and infinity pool. The villa will consist of an entrance, large living and dining room, semi-independent kitchen, six en-suite bedrooms with cupboards or dressing rooms, six bathrooms or showers, large cellar and technical room. The villa benefits from beautiful wooded grounds and a splendid panoramic sea view. Project available on request.

Information on the risks to which this property is exposed is available on the Géorisks website: [georisks.gouv.fr](http://georisks.gouv.fr)

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Co-owned building of 15 units  
Provisional annual charges: 1300€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 2100 EUR

## NOTES