LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A25606OVI06 Price: 7 900 000 EUR

agency fees to be paid by the seller

Roquebrune Cap Martin - Magnificent contemporary villa, 4 beds, panoramic sea view















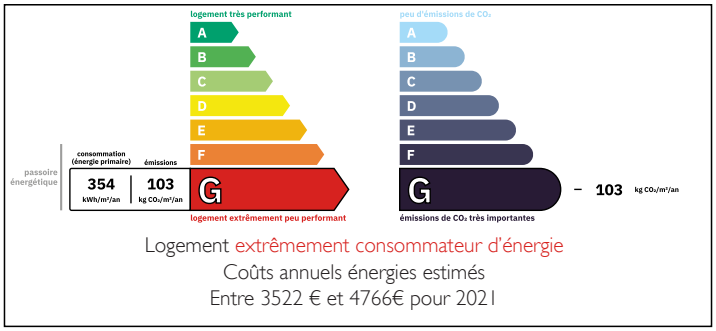
INFORMATION

Town:	Roquebrune-Cap-Martin
Department:	Alpes-Maritimes
Bed:	4
Bath:	4
Floor:	264 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 newly build house of 264 m² with large terrace of 76 m² and infinity pool. The villa will consist of an entrance, large living and dining room, semi-independent kitchen, four en-suite bedrooms with cupboards or dressing rooms, four bathrooms or showers, large cellar and technical room. The villa benefits from beautiful wooded grounds and a splendid panoramic sea view. Garage, parking spaces.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 3522 € et 4766€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**2100 EUR**

NOTES

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 newly build house of 264 m² with large terrace of 76 m² and infinity pool. The villa will consist of an entrance, large living and dining room, semi-independent kitchen, four en-suite bedrooms with cupboards or dressing rooms, four bathrooms or showers, large cellar and technical room. The villa benefits from beautiful wooded grounds and a splendid panoramic sea view. Garage, parking spaces. Information on the risks to which this property is exposed is available on the Géorisks website: georisks.gouv.fr

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Co-owned building of 1 units
Provisional annual charges: 2000€

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

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