

530 000 €

**For sale apartment**

**1 room**

**Surface : 34 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : Ravalement fait**

**Features :**

cellar, gated, double glazing, near school and amenities, lift, air conditioning, electric shutters

1 terrace

1 shower

1 WC

1 garage

1 cellar

**Legal information**

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Fees paid by the owner, well condominium (43 lots in the condominium), annual current expenses 1 200 € (100 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 4991 Saint-Jean-Cap-Ferrat

Saint Jean Cap Ferrat STUDIO / GARDEN LEVEL / TERRACE / ABSOLUTE CALM / SECURE LUXURY RESIDENCE NEW - EXCLUSIVE! The COT'OUEST Immobilier Napoléon III agency offers you in a very high-end residence, this superb studio of approximately 34m<sup>2</sup> on the ground floor, completely renovated with excellent quality materials (marble, granite worktop, etc.). The apartment is composed as follows: entrance hall with cupboards, beautiful living room with fully equipped US kitchen, bathroom with Italian shower and WC. For your comfort, you will benefit from a terrace and garden of approximately 18m<sup>2</sup> in absolute calm, facing south and not overlooked. A cellar and a closed box in the basement complete this property. Double glazing, electric roller shutter, secure residence, individual heating and hot water. This property is an ideal investment or a superb pied-à-terre, in the heart of Saint Jean Cap Ferrat and a few minutes' walk - through a gate from the...

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