

#### 2-BEDROOM Flat near Monaco - Terrace & Sea View

790 000 €



#### **DESCRIPTIVE :**

Located just a few minutes from Monaco, on the top floor of a luxury residence, beautiful this 2-bedroom duplex apartment benefiting from two superb and vast terraces overlooking the sea and the Principality.

The apartment consists of:

- Entrance hall, large living room opened onto a large terrace, independent kitchen, guest toilets, a bedroom with adjoining bathroom and a bedroom with en-suite shower room, terrace of approximately 52SQ.M.

- Upstairs: a rooftop terrace of approx. 40SQ.M with breathtaking views of Beausoleil, Monaco and the sea.

The apartment is in very good condition and has a magnificent potential for those who would like to modernize it.

- Sold with a cellar and parking.
- To visit shortly!

Property in co-ownership Building: Yes No procedure in progress (articles 29-1A/29-1 law 65-557, L.615-6 of the CCH) Monthly co-ownership charges: €240 Land tax: €1.645 Diagnostics : on process Energy Consumption: x - xxxKwh/m2/year GHG emissions: x - xxxKgCO2/m2/year

Information on the risks to which this property is exposed is available on the

"Géorisques" website: http://georisques.gouv.fr

Agency fees due by the seller.

#### **REF: VF353**

#### This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.

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MONACO	PRIVATE	REAL	ESTATE

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#### DETAILS

	*69 m²
	52 m²
	To be renovated
<u> </u>	2
$\bigcirc$	Facing south
$\odot$	Sea view

\*marketable surface area



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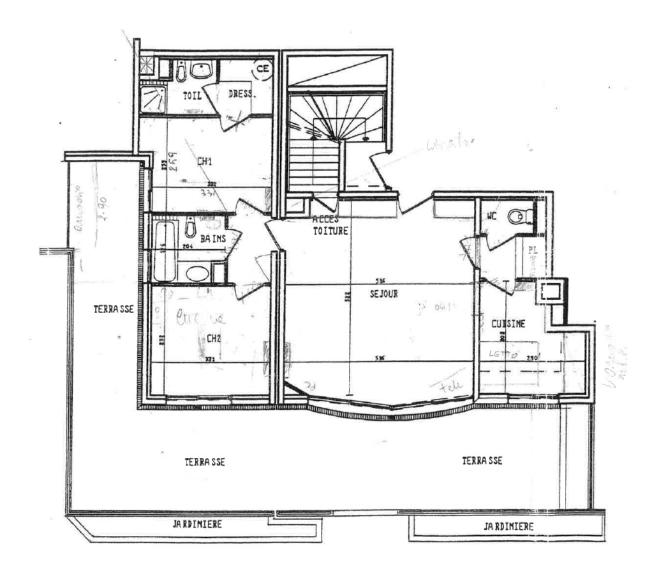
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