

## 2/3 ROOM APARTMENT COMPLETELY RENOVATED - GRAND LARGE

For sale Monaco

4 290 000 €

MAGNIFICENT APARTMENT AVAILABLE FOR SALE IN MIXED USE WITH BEAUTIFUL UNOBSTRUCTED VIEWS OF THE GARDENS OF THE RESIDENCE, THE PORT AND MONACO -CITY.

Product type	Apartment	Rooms	2
Total area	62 m <sup>2</sup>	Parking	1
Living area	45 m <sup>2</sup>	Cellars	1
Terrace area	17 m <sup>2</sup>	Building	Le Grand Large
View	GARDEN / PORT / MONACO-CITY	District	Fontvieille
Floor	2 EME	Usage mixte	Oui

In a luxury residence located on the marina of Fontvieille, we offer for sale a 2/3 room apartment completely renovated with high quality materials both on the technical and aesthetic aspect.

It is composed as follows: an entrance hall with storage and integrated laundry room, a fully equipped open-plan kitchen opening onto a spacious living/dining room, a separate guest toilet with shower room, a beautiful bedroom with dressing rooms and bathroom with toilet. It is equipped with reversible air conditioning and many Built-in custom-made storage.

The apartment offers the possibility of easily converting the dining room into a bedroom and thus benefiting from its own shower room with WC

Ideal investment in the Principality whether to live in it or put it under rental management, currently rented at a price of €6,000 / month + €500 of charges since December 2023. (3 months' notice)

24 hours notice for visits.



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