



## DUPLEX PENTHOUSE WITH ROOFTOP

For sale

665 000 €

|                                                  |                                                |
|--------------------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>          | <i>Num rooms</i><br><b>4 rooms</b>             |
| <i>City</i><br><b>Beausoleil</b>                 | <i>Country</i><br><b>France</b>                |
| <i>Living area</i><br><b>75,15 m<sup>2</sup></b> | <i>Terrace area</i><br><b>60 m<sup>2</sup></b> |
| <i>Total area</i><br><b>135,15 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>2</b>                    |
| <i>Bathroom</i><br><b>1</b>                      | <i>Cellar</i><br><b>1</b>                      |
| <i>Floor</i><br><b>4</b>                         | <i>Annual costs</i><br><b>1 677 €</b>          |
| <i>Condition</i><br><b>Very good condition</b>   | <i>Release date</i><br><b>Now</b>              |
| <i>Ref.</i><br><b>VSC-01-24</b>                  |                                                |

At the top of a bourgeois building, a few steps from Monaco, this carefully renovated apartment offers an exceptional setting.

Beautiful 3/4 room apartment of 75 m<sup>2</sup> (59 m<sup>2</sup> Carrez law) spread over two levels and composed as follows:

On the main level, a lovely entrance leading to, on the sea side, a 16 m<sup>2</sup> living room with a Bow Window and a 14 m<sup>2</sup> dining room also facing "south" which can very easily be transformed into a bedroom, "seaside".

On the courtyard side, an 11 m<sup>2</sup> bedroom, an independent 8 m<sup>2</sup> kitchen, fitted and equipped, as well as a



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shower room with toilet, complete the floor.

On the upper floor, a 16 m<sup>2</sup> (air-conditioned) veranda which can very easily serve as a third bedroom.

With a 60 m<sup>2</sup> roof terrace equipped with its summer kitchen, dining area, lounge area, all in a landscaped and wooded environment of the most beautiful effect.

A spacious 6 m<sup>2</sup> cellar completes this offer.

Possibility to acquire a parking space nearby at an additional cost.



