



## Renovated Studio in the Heart of the Principality

For sale

1 780 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>	<i>Building</i> <b>Le Montaigne B/C</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>25 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>	<i>Bathroom</i> <b>1</b>	<i>View</i> <b>Unobstructed view</b>
<i>Exposure</i> <b>North</b>	<i>Ref.</i> <b>V0068HM</b>		

This apartment offers a total area of 25 m<sup>2</sup> and consists of an entrance hall, a main room with an open view, and a shower room with a toilet. It offers the possibility of mixed use (residential and administrative offices). 'Le Montaigne' is a building constructed in the 1970s in a modern style, located a stone's throw from the Monte-Carlo Casino, all local shops, and adjacent the 'Le Métropole Shopping Center'. This building offers 24/7 concierge and security services. Situated in the Carré d'Or, it is an ideal location for a pied-à-terre, an office, or a rental investment. Currently rented, it offers a rental yield of 1.82%.





