



## Renovated and bright 2-bedroom apartment located on Port Hercule

For sale

4 700 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>	<i>Building</i> <b>Le Petrel</b>	<i>District</i> <b>Port</b>
<i>Living area</i> <b>72 m<sup>2</sup></b>	<i>Terrace area</i> <b>17 m<sup>2</sup></b>	<i>Total area</i> <b>95 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>South</b>	<i>Ref.</i> <b>V0066HM</b>

The apartment consists of an entrance hall, a living/dining room with a fully equipped open kitchen leading to a terrace with city and harbour views, two en-suite bedrooms with terrace. The apartment offers the possibility of mixed use (residential and office space). The building is located on a pedestrian street of Port Hercule and offers a prime position in the Principality. Ideal for families, Formula 1 lovers, and investors. Currently rented until January 15, 2027. It offers a rental yield of 2%.





