



## Large Studio with Port View in the Heart of the Village of Fontvieille

For sale

2 550 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>	<i>Building</i> <b>Giotto</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>43 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>	<i>Bathroom</i> <b>1</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>View</i> <b>Unobstructed view</b>	<i>Exposure</i> <b>East</b>	<i>Ref.</i> <b>V0032HM</b>

This fully renovated studio of 43 m<sup>2</sup> in total, comprises an entrance, a main room with harbour and garden views, a large bathroom with toilet, and a furnished and equipped kitchen. The apartment is equipped with an air conditioning and heating system managed by the building. Located opposite the Fontvieille harbour, 'Le Giotto' is a building characterized by its position in a quiet and green setting, both set back from the front line of the Port and just above the guard post, facilitating access to Quai Jean Charles Rey as well as Avenue des Papalins. It is one of the very first buildings of the platform built in the late 1960s in a modern construction style. Sold with a cellar and a parking space. Currently rented until May 2025. It offers a rental yield of 1.65%.



