



## HERSILIA - STUDIO WITH TERRACE - NEAR THE BEACHES

For sale

2 200 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Hersilia</b>	<i>District</i> <b>Monte-Carlo</b>
<i>Living area</i> <b>42 m<sup>2</sup></b>	<i>Terrace area</i> <b>15 m<sup>2</sup></b>
<i>Total area</i> <b>57 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Condition</i> <b>Good condition</b>
<i>Mixed use</i> <b>Yes</b>	<i>View</i> <b>Garden</b>
<i>Exposure</i> <b>East</b>	<i>Release date</i> <b>To be determined</b>
<i>Ref.</i> <b>V1588</b>	

Ideal for rental investment or for a "pied-à-terre" in the Principality. Spacious studio located a stone's throw from the beaches, in a residence with concierge. Renovation project for the transformed into a large 2-room studio with sleeping area on request.

Situated in a quality residence with concierge, ideally located just a stone's throw from the Larvotto beaches, the prestigious Carré d'or and its Casino, and Place des Moulins by lift.

This ground-floor studio boasts high ceilings. It comprises an entrance hall, a spacious living room with plenty of built-in storage space, a shower room with toilet and a fully-equipped kitchen. A private terrace is accessible from the main room.



An architect-designed redevelopment project, offering the opportunity to create an optimized living space with a separate sleeping area, is available upon request.

This flat is for mixed residential and professional use, excluding any commercial or industrial activity.

A 17 sq.m cellar in the residence with 4 metre high ceilings in addition to the price of the apartment.

*Note: Several images are projections illustrating the apartment and terrace after potential renovation.*







