



## SPACIOUS THREE-ROOM APARTMENT AND OFFICE, IN THE CENTER OF MONACO

For sale

Sole agent

3 650 000 €

Product type <b>Apartment</b>	Num rooms <b>4 rooms</b>
Building <b>3 Impasse des Carrières</b>	District <b>Moneghetti</b>
Living area <b>88 m<sup>2</sup></b>	Terrace area <b>52 m<sup>2</sup></b>
Total area <b>140 m<sup>2</sup></b>	Bedrooms <b>3</b>
Bathrooms <b>4</b>	Floor <b>rdc,1etage</b>
Annual costs <b>1 200 €</b>	Condition <b>Work required</b>
Mixed use <b>Yes</b>	View <b>City</b>
Exposure <b>SOUTH_EST</b>	Release date <b>Août</b>
Ref. <b>IMP2P</b>	

Exceptional three-room apartment to renovate, offering a large terrace, a loggia and a modular mezzanine. An independent office with toilet, located on the ground floor with separate access, can be easily connected to the main apartment for added comfort. Ideally located in the heart of Monaco, between the prestigious Monte-Carlo district and Moneghetti, this property represents a rare opportunity to create a unique and personalized living space.

Spacious three-room apartment on the ground floor of a bourgeois building in the Moneghetti district. Ideally



located just one minute from Monaco train station, ten minutes from the Place du Casino and directly connected to the road leading to Fontvieille, it enjoys a strategic location.

The apartment consists of a living room with open kitchen opening onto a large terrace and a spacious loggia, two bedrooms, one of which has a mezzanine ideal as a children's play or storage area, two bathrooms and a guest toilet.

It also has an independent office with toilet, located on the ground floor with separate access, which can easily be connected to the main apartment.

The combination of the two spaces makes it an excellent investment product with a high annual return or a main residence of choice in the heart of Monaco.

### Detailed description:

- 1 living room with open-plan kitchen
- 2 bedrooms (one with mezzanine)
- 2 bathrooms
- 1 guest toilet
- 1 large terrace + loggia
- 1 office with toilet, on the ground floor, of about 18 m<sup>2</sup>



