



**UNDER OFFER - Spacious 2/3-room apartment - Monaco-Ville**  
For sale **Sole agent** **3 980 000 €**

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>12 rue Basse</b>	<i>District</i> <b>Monaco-Ville</b>
<i>Living area</i> <b>105 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>1er</b>	<i>Annual costs</i> <b>1 000 €</b>
<i>Condition</i> <b>Very good condition</b>	<i>Release date</i> <b>Now</b>
<i>Ref.</i> <b>2/3 Pièces - 12 rue Emile de loth</b>	

Located in the heart of the Rocher, just a few steps from the Town Hall Square, this beautiful 2/3-room duplex apartment is set in a quiet and traditional building. It is situated on the first floor and offers generous volumes, which is particularly rare in this historic district.

The apartment features high-end finishes with quality materials and is equipped with air conditioning.

**The layout is as follows:**

- A spacious double living / dining room with a fully equipped kitchen
- A large bedroom with built-in storage and an en-suite bathroom
- A lower level comprising:



- A spacious room that can be used as an office or bedroom
- A bathroom
- A laundry room
- On the lowest level, an exceptional wine cellar completes this unique property









