



## Beausoleil – on the border of Monaco - 3-room apartment with terrace

For sale

570 000 €

|                                                |                                               |
|------------------------------------------------|-----------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>2 rooms</b>            |
| <i>District</i><br><b>Tenao Inferieur</b>      | <i>City</i><br><b>Beausoleil</b>              |
| <i>Country</i><br><b>France</b>                | <i>Living area</i><br><b>74 m<sup>2</sup></b> |
| <i>Terrace area</i><br><b>14 m<sup>2</sup></b> | <i>Total area</i><br><b>88 m<sup>2</sup></b>  |
| <i>Bedroom</i><br><b>1</b>                     | <i>Bathrooms</i><br><b>2</b>                  |
| <i>Condition</i><br><b>Good condition</b>      | <i>Ref.</i><br><b>SP-FR-86381802</b>          |

Located in Beausoleil, a few steps from Monaco, this exceptional apartment benefits from double access, from Beausoleil and Monaco, a rare asset for Monegasque assets or investors looking for a property with high potential.

With a surface area of 74 m<sup>2</sup>, it consists of an entrance hall with built-in cupboard, a bright living room open to the outside and a fully equipped independent kitchen. The master bedroom also has a built-in wardrobe and the apartment has two bathrooms, one with a shower and the other with a bathtub, as well as a separate toilet. An additional room of 11 m<sup>2</sup> can be converted according to your needs into a second bedroom, office or multipurpose space.

The beautiful 14 m<sup>2</sup> terrace offers an unobstructed view of the Odeon Tower.



The residence offers top-of-the-range services: reinforced security with video surveillance and badge access, concierge service with caretaker, gym and children's playground on the roof.

A parking space is also available for purchase for 70,000 euros.

This apartment stands out for its brightness, calm and optimized layout, offering both residential comfort and remarkable rental potential.







