



## EXCLUSIVITY - LA ROUSSE - APARTMENT WITH TERRACE - ROC FLEURI

For sale

Sole agent

9 000 000 €

Product type <b>Apartment</b>	Num rooms <b>4 rooms</b>
Building <b>Roc Fleuri</b>	District <b>La Rousse - Saint Roman</b>
Living area <b>146 m<sup>2</sup></b>	Terrace area <b>39 m<sup>2</sup></b>
Total area <b>185 m<sup>2</sup></b>	Bedrooms <b>3</b>
Bathrooms <b>2</b>	Parkings <b>2</b>
Cellar <b>1</b>	Floor <b>2</b>
Annual costs <b>13 000 €</b>	Condition <b>Good condition</b>
View <b>Vue ville</b>	Release date <b>14/11/2028</b>
Ref. <b>PE_3P_ROCFLEURI</b>	

Elegance, light and space just a few minutes from the city centre: a rare apartment where prestige and comfort meet. Offered unfurnished, it offers a real blank canvas to future buyers. In order to reveal its full potential, rendering proposals by Mrs. MELGAARD Laura sublimate its volumes and perspectives.

Rented until November 14, 2028

Set within a prestigious residence with concierge service and only minutes from the city center, this elegant



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146 m<sup>2</sup> apartment opens onto 39 m<sup>2</sup> of sun-filled terraces. Located on the second floor, it is currently arranged as a spacious three-room layout, with excellent potential to be reconfigured into a four-room apartment. It offers two bedrooms, a study that can easily serve as a third bedroom, two bathrooms, and a bespoke walk-in dressing room. A cellar and a double parking space further enhance this rare opportunity.

Currently leased until November 14, 2028, the property represents a secure, long-term investment with strong rental visibility. The renderings have been produced by Laura, our interior designer, offering a clear vision of its full potential.



