



Monaco - Monte-Carlo - 2-room apartment to renovate

For sale

Sole agent

2 300 000 €

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| <i>Product type</i> Apartment | <i>Num rooms</i> 2 rooms |
| <i>Building</i> Maison Jean Auguste | <i>District</i> Monte-Carlo |
| <i>Living area</i> 44 m² | <i>Terrace area</i> 23 m² |
| <i>Total area</i> 67 m² | <i>Bedroom</i> 1 |
| <i>Bathroom</i> 1 | <i>Floor</i> 2 |
| <i>Condition</i> Work required | <i>View</i> City |
| <i>Exposure</i> South | <i>Ref.</i> SP-OS-87069588 |

Located on the second floor of a quiet and sought-after residence in the heart of Monte-Carlo, this charming 2-room apartment offers remarkable development potential as well as a particularly rare asset in the Principality: a private roof terrace of approximately 23 m², annexed to the lot and accessible directly from the apartment.

The property consists of an entrance hall with hallway, a bright living room with open kitchen, a bedroom and a bathroom with toilet. Thanks to its optimized layout and well-distributed volumes, it is possible to easily consider a transformation into a 3-room apartment.

With an interior area of approximately 44 m², complemented by a private roof terrace of approximately 23 m², for a total area of 66.9 m², this apartment represents a rare opportunity to create a unique living space, benefiting from a pleasant outdoor space and being able to be fully enjoyed. redesigned according to your tastes and needs.



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Ideal as a quality pied-à-terre or main residence, this property benefits from a privileged address in the heart of Monaco, in the immediate vicinity of the shops, services and main amenities of the Principality.

This property is subject to the provisions of Law No. 1.235.



