



3 Bedroom property for sale - Boulevard du Larvotto

For sale

14 900 000 €

<i>Product type</i> Apartment	<i>Building</i> Florestan	<i>District</i> Larvotto	<i>Living area</i> 195 m²
<i>Terrace area</i> 15 m²	<i>Total area</i> 210 m²	<i>Bedrooms</i> 3	<i>Bathrooms</i> 3
<i>Parkings</i> 2	<i>Cellars</i> 2	<i>Ref.</i> AGES-2191	

Located in the prestigious Le Florestan residence, this spacious family apartment offers excellent renovation potential as well as a layout allowing for various design and reconfiguration possibilities.

The property opens onto a large entrance hall with separate guest toilets. The master suite features a dressing room, an en-suite bathroom, and direct access to the loggia. The spacious and light-filled living room also opens onto this pleasant outdoor area.

The second loggia adjoining the living room, currently enclosed, has been converted into an office, providing a particularly valuable additional living space.

The second bedroom benefits from its own bathroom and dressing room. The kitchen with dining area offers a practical and welcoming layout.

A third bedroom with en-suite bathroom completes the property. This area also benefits from an independent service entrance, offering the possibility to divide the apartment into two separate units if desired.

The apartment requires refurbishment and is sold with two parking spaces and two cellars.



The residence benefits from a concierge service and two separate access points: one via Boulevard du Larvotto and the other via Boulevard d'Italie, providing easy access to nearby amenities, public transport, and the Larvotto beaches.



