



# House & Co.

— Monaco Real Estate —

House & Co.

15, Bd Princesse Charlotte  
98000 Monaco

Phone : +377 93 25 18 18

Fax : +377 93 50 47 50

contact@houseandco.mc

www.houseandco.mc



## Renovated Two-Bedroom Apartment on the Top Floor with Terrace –

For sale

650 000 €

|                                        |                                         |                                       |                          |
|----------------------------------------|-----------------------------------------|---------------------------------------|--------------------------|
| Product type<br><b>Apartment</b>       | Num rooms<br><b>3 rooms</b>             | City<br><b>Beausoleil</b>             | Country<br><b>France</b> |
| Living area<br><b>62 m<sup>2</sup></b> | Terrace area<br><b>20 m<sup>2</sup></b> | Total area<br><b>82 m<sup>2</sup></b> | Bedrooms<br><b>2</b>     |
| Bathroom<br><b>1</b>                   | View<br><b>Unobstructed view</b>        | Ref.<br><b>87181088</b>               |                          |

Located on the 4th and top floor of a charming building in Beausoleil, just moments from Monaco, this beautifully renovated two-bedroom apartment offers an elegant, bright and comfortable living environment.

With approximately 62 sqm under Carrez Law, the apartment immediately stands out for its generous volumes, 3-metre ceiling height, decorative mouldings and chevron parquet flooring, creating a refined and timeless atmosphere. The living room opens onto a modern kitchen with a central island, designed as a true living and entertaining space.

A rare feature in the area, the apartment benefits from a pleasant terrace of approximately 20 sqm, offering an open panoramic view with a sea glimpse as well as a view towards the Prince's Palace of Monaco. Its west-facing exposure provides beautiful natural light through to sunset.

The night area includes a main bedroom, a second bedroom ideal as a child's room, office or guest room, and a contemporary shower room with wc. Custom-made storage solutions with integrated lighting and quality finishes further enhance the apartment.



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Fully air-conditioned and equipped with double glazing, PVC windows, intercom, internet and fibre optic connection, this turnkey property ensures excellent everyday comfort. The secure residence will soon benefit from a full façade renovation and refurbishment of the entrance hall, works which have already been voted and paid for by the co-owners.

Just a short distance from Monaco and all amenities, this apartment is an ideal opportunity as a main residence, pied-à-terre or long-term rental investment. A public car park located approximately 50 metres away allows easy parking by monthly subscription. Short-term rentals such as Airbnb are not permitted under the condominium regulations, ensuring a calm and preserved residential environment.



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