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MICHAËL ZINGRAF
REAL ESTATE SINCE 1977



Beautiful apartment with panoramic sea view

For sale

1 450 000 €

Product type **Apartment**	*Num rooms* **4 rooms**	*City* **Beausoleil**	*Country* **France**
Living area **100,03 m²**	*Terrace area* **23,33 m²**	*Total area* **123,36 m²**	*Bedrooms* **3**
Bathrooms **2**	*Cellar* **1**	*Box* **2**	*Annual costs* **8 640 €**
View **Unobstructed view**	*Exposure* **South**	*Ref.* **MZISJ1964**	

Beausoleil – Exceptional Four-Bedroom Apartment with Sea Views, Just Minutes from Monaco

Ideally located in Beausoleil, overlooking Monaco, this superb four-room apartment is set within a recent, secure, high-end residence. Presented in excellent condition, it offers an exceptional living environment combining elegance, absolute tranquillity and immediate proximity to the Principality.

Situated in the highly sought-after Boulevard Guynemer district, just five minutes from Monaco, the property enjoys a peaceful residential setting while remaining conveniently close to the Principality, local amenities and transport links. The impeccably maintained residence provides exclusive facilities including a swimming pool, a fully equipped fitness centre and a concierge service, ensuring both comfort and convenience on a daily basis.

Offering approximately 100 sqm of living space and a total surface area of approximately 123 sqm including its terraces, the apartment impresses with its generous proportions, abundant natural light and beautiful open views extending towards the Mediterranean Sea.

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The accommodation comprises an entrance hall with built-in storage, a spacious living room opening onto a lovely sea-view terrace, and a fully equipped open-plan kitchen designed for modern, convivial living.

The sleeping area features a superb principal suite complete with its own shower room, walk-in dressing room and private terrace. Two further comfortable bedrooms share an additional shower room, while a guest WC completes the practical and well-balanced layout, making the apartment equally suited to family living or as an elegant second home.

The property is further complemented by two large enclosed underground garages capable of accommodating large vehicles, as well as a private cellar providing valuable additional storage space.

Monthly service charges are approximately euros450 and include 24-hour security for the residence, concierge services, access to the swimming pool and fitness centre, as well as the maintenance of the communal areas and landscaped grounds.

A true turnkey property, this apartment represents a rare opportunity on the Beausoleil market. Its sought-after location, peaceful surroundings, quality features, generous outdoor spaces and immediate proximity to Monaco make it an ideal primary residence, an exclusive pied-à-terre on the French Riviera or a secure long-term investment in one of the region's most desirable addresses.





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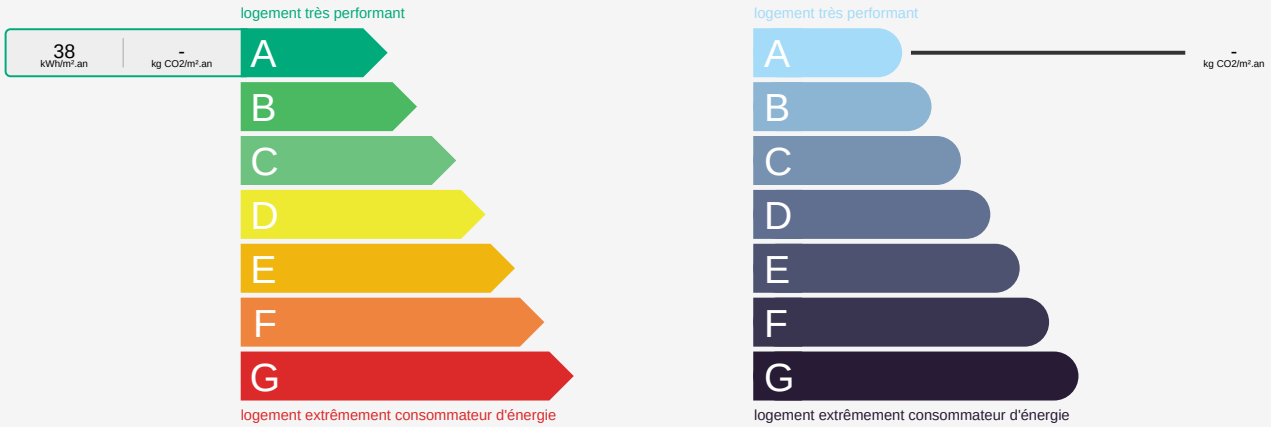
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