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EXCLUSIVE SPACIOUS STUDIO - Santa Monica Garden

Rental — Sole agent — 2 900 € / month

+ Service charges : 20 €

Product type **Apartment**	*Num rooms* **Studio**	*Building* **Santa Monica**	*District* **La Rousse - Saint Roman**
Living area **35 m²**	*Terrace area* **4 m²**	*Bathroom* **1**	*Floor* **rdc**
Service charges **20 €**	*Condition* **New**	*Mixed use* **Yes**	*Release date* **Shortly**
Ref. **87512361**			

Located on the ground floor of the Santa Monica Garden residence, this spacious studio of about 35m² enjoys a privileged location, both central and particularly quiet, in immediate proximity to shops and the beaches of Larvotto.

The residence has two pedestrian entrances, one from Boulevard du Larvotto and the other from Boulevard d'Italie. Access to the apartment is exclusively via several flights of stairs.

The apartment consists of a main room, an independent kitchenette with a window, and a bathroom with toilet and dryer washing machine. A built-in closet converted into a dressing area completes the storage. A small balcony at the entrance of the apartment completes the property.

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

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The property is currently occupied under an ongoing lease, with the tenant having expressed their intention to vacate the premises as soon as possible.

A complete refurbishment is planned, including the installation of a reversible air conditioning system.

RENTAL CONDITIONS
Agency fees: 10% of the annual rent + 20% VAT
Deposit: 4 months' rent
Lease: 3 years, renewable annually









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