



## PLEASANT 2 PIECES MIXED - LE BOTICELLI

For sale

2 000 000 €

|                                         |                                                |
|-----------------------------------------|------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b> | <i>Num rooms</i><br><b>2 rooms</b>             |
| <i>Building</i><br><b>Botticelli</b>    | <i>District</i><br><b>Fontvieille</b>          |
| <i>Living area</i><br><b>54 m²</b>      | <i>Terrace area</i><br><b>4 m²</b>             |
| <i>Total area</i><br><b>58 m²</b>       | <i>Bedroom</i><br><b>1</b>                     |
| <i>Bathroom</i><br><b>1</b>             | <i>Cellar</i><br><b>1</b>                      |
| <i>Floor</i><br><b>Ground floor</b>     | <i>Condition</i><br><b>Very good condition</b> |
| <i>Mixed use</i><br><b>Yes</b>          | <i>Release date</i><br><b>31/10/24</b>         |
| <i>Ref.</i><br><b>EEM-V-BOT001</b>      |                                                |

Charming apartment of 54 m² on the ground floor of the Botticelli residence in Fontvieille.

MIXED USE: Home & Office

**Beautiful two-room apartment in mixed use in the Botticelli residence, Fontvieille district.**

Located on the ground floor, the apartment offers a pleasant living environment. The property consists of:

- Living room with loggia
- Fully equipped kitchen
- Bedroom



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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.

- Shower room
- Laundry
- Cellar

**As the apartment is "mixed-use", it is possible to use or rent the property as a home or office.**

The residence with concierge offers a 24-hour parcel reception and security service with regular rounds.

**The apartment is rented until 31/10/23** under the following conditions:

- Rent €4,350.
- Monthly charges 460€.



