



## RENOVATED 2 BEDROOM WITH SEA VIEW

For sale

Sole agent

4 850 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Vallespir</b>	<i>District</i> <b>Larvotto</b>
<i>Living area</i> <b>75 m<sup>2</sup></b>	<i>Terrace area</i> <b>18 m<sup>2</sup></b>
<i>Total area</i> <b>93 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathrooms</i> <b>2</b>	<i>Box</i> <b>1</b>
<i>Floor</i> <b>8</b>	<i>Condition</i> <b>Renovated</b>
<i>Furnished</i> <b>Yes</b>	<i>Release date</i> <b>31/10/2024</b>
<i>Ref.</i> <b>VM-19-23</b>	

Nestled in the heart of the exclusive Larvotto district, this exceptional three-room apartment offers an incredible opportunity to create the home of your dreams. With the potential to be transformed into a four-room apartment, this spacious property boasts a range of attractive features that promise a lifestyle of comfort, convenience and elegance.

Magnificent 3-room apartment located on the 8th floor of a modern building with concierge on the Boulevard du Larvotto, a stone's throw from the new beaches and shops of the Boulevard d'Italie thanks to the rear entrance of the building.

Completely renovated with quality materials, it is composed of a living/dining room with fully equipped American kitchen, a master bedroom with sea view and en-suite shower room, a second bedroom also opening onto the terrace with sea view and a second shower room, all completed by a laundry room. All the



main rooms open onto the terrace.  
This property has a sea view and a parking box.

Currently rented 7.500€/month  
Profitability: 1.9%







