

## BEAUSOLEIL | APARTMENT | 5 ROOMS

For sale

795 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>5 rooms</b>	<i>City</i> <b>Beausoleil</b>	<i>Country</i> <b>France</b>
<i>Living area</i> <b>120 m<sup>2</sup></b>	<i>Terrace area</i> <b>41 m<sup>2</sup></b>	<i>Total area</i> <b>161 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>2</b>	<i>Ref.</i> <b>VFA-10278</b>		

**BEAUSOLEIL** - A luminous ground-floor apartment at the base of a villa, with a generous 41m<sup>2</sup> terrace. It is ideally located just a 5-minute walk from Monaco and offers a partial sea view.

The apartment is composed as follows:

- A spacious kitchen featuring a glass roof.
- A double living room that serves as a living-dining area, opening onto the terrace.
- Two bedrooms with access to the terrace.
- A bathroom.
- A separate toilet.

Additionally, there is an adjoining studio comprising:

- A fully-equipped kitchen.
- A bathroom with a toilet.
- A living room.



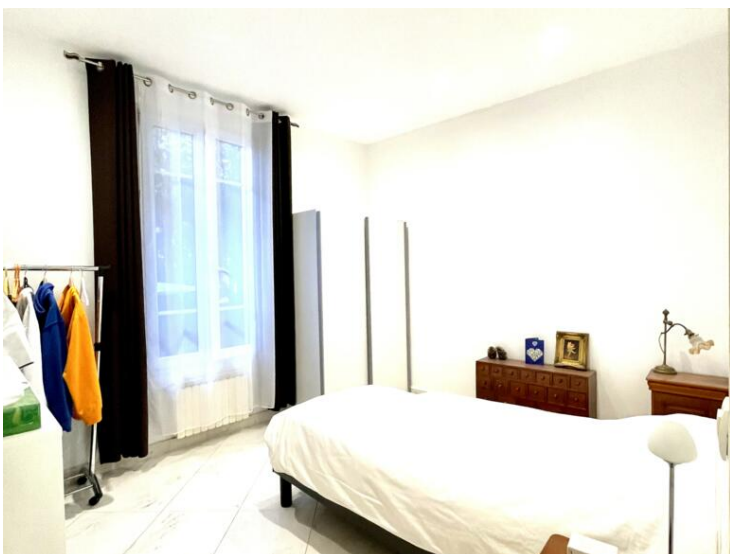
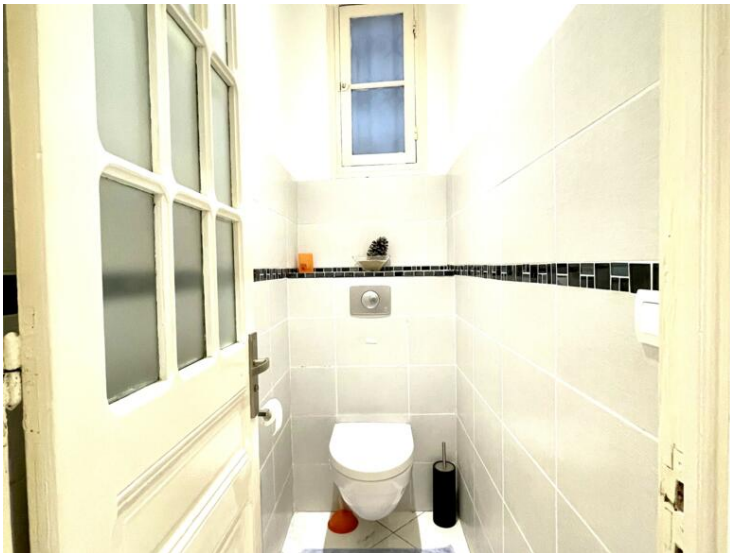
This property offers a notable advantage with its adjoining studio, which is ideal for generating income through seasonal or annual rentals. The apartment is exceptionally quiet, facing south, equipped with double glazing and air conditioning, and is part of a 2-unit condominium with no co-property fees.

There is an opportunity to purchase a **well-located garage in addition to the residence, just a few meters from the apartment, priced at 42,400 EUR** (including agency fees).

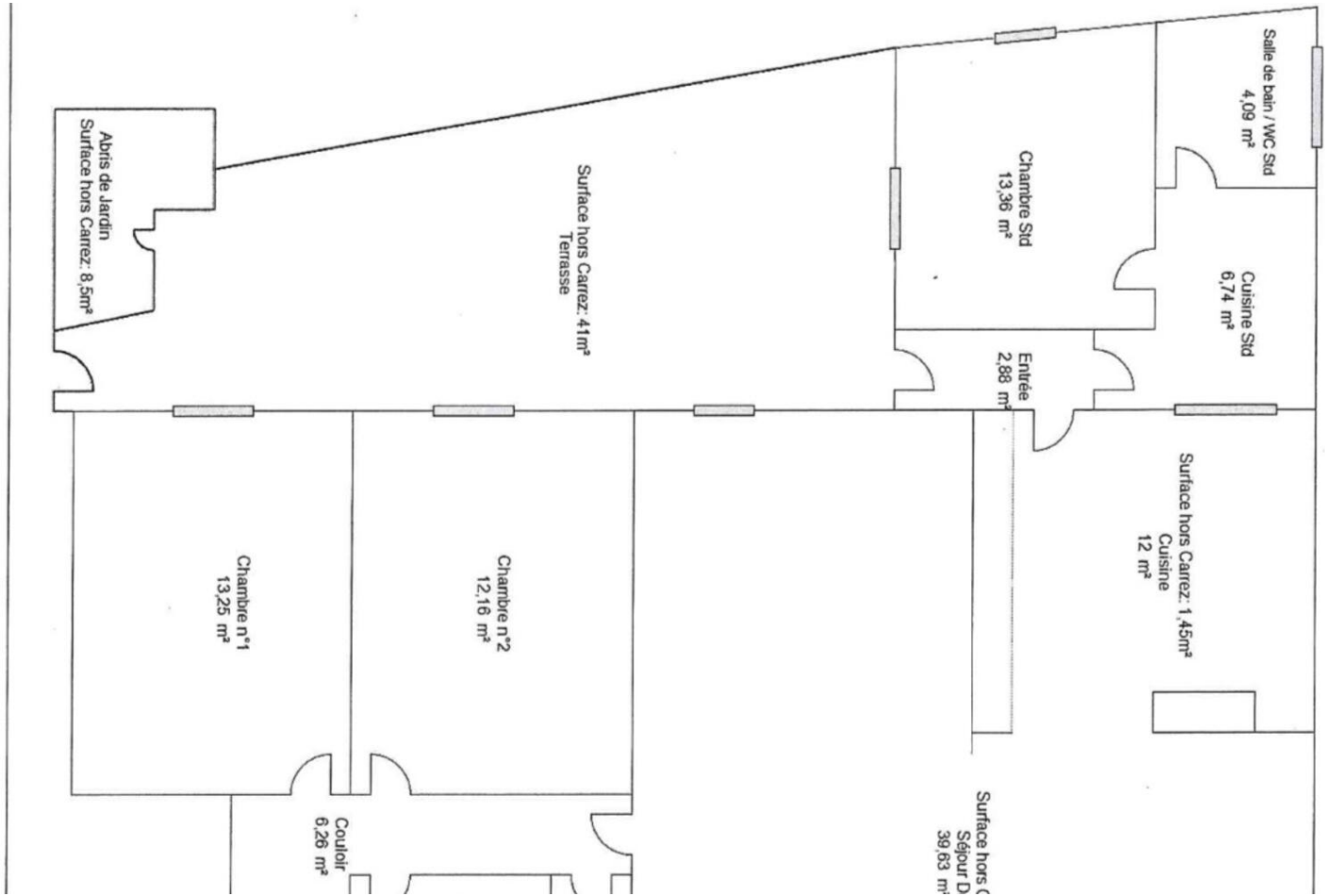
Heating is provided by an individual gas condensing boiler.

Property Tax (Taxes foncières): 1,932 euros.









### Diagnostic de Performances Énergétiques

