



## CHÂTEAU D'AZUR - 2-BEDROOM FLAT ROOFTOP DUPLEX

For sale

Sole agent

4 300 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Château d'Azur</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>51 m<sup>2</sup></b>	<i>Terrace area</i> <b>87 m<sup>2</sup></b>
<i>Total area</i> <b>138 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathroom</i> <b>1</b>	<i>Parking</i> <b>1</b>
<i>Condition</i> <b>Very good condition</b>	<i>Mixed use</i> <b>Yes</b>
<i>Release date</i> <b>01/10/2024</b>	<i>Ref.</i> <b>V1521</b>

Duplex flat in a luxury residence. This dual-usage property is currently let.

Located in the La Rousse district, in a standing and secure residence with 24-hour concierge service. The building has two independent entrances, providing quick access to the Larvotto beaches and all amenities from Boulevard d'Italie.

This duplex flat with roof terrace is in perfect condition and renovated in 2020. It comprises an entrance hall, a living room with a fully-equipped open-plan kitchen, 2 bedrooms, a shower room and a dressing room. The living room and one of the bedrooms open onto a terrace with open views over the town. An outside staircase gives access to the 49 sqm roof terrace with storage space.



A parking space in the residence not included in the price is available for purchase at €350,000.

A parking space in the residence is available at an additional cost.





