



## CHARMING 2 ROOM APARTMENT WITH GARDEN SEA VIEW

For sale

Co-exclusive

5 290 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Giorgione</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>80 m<sup>2</sup></b>	<i>Terrace area</i> <b>20 m<sup>2</sup></b>
<i>Garden area</i> <b>20 m<sup>2</sup></b>	<i>Total area</i> <b>120 m<sup>2</sup></b>
<i>Bedroom</i> <b>1</b>	<i>Bathroom</i> <b>1</b>
<i>Parking</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Condition</i> <b>Very good condition</b>	<i>Release date</i> <b>30/06/2024</b>
<i>Ref.</i> <b>VM-20-23</b>	

Very nice renovated apartment located in a quiet residence in the district of Fontvieille "Le Giorgione". This area is researched for its calm and for its access to various local shops (transport, shops, schools, parks, marina, etc.).

This large apartment offers a view of the port of Fontvieille as well as the rock.

This magnificent 2-room apartment has perfectly arranged spaces and plenty of wall storage completes this property. It consists of an entrance hall with shower room and toilet opening onto a living room with separate fully equipped kitchen. The bedroom is separate from the main living area with en-suite bathroom and dressing room. A comfortable loggia of 20m<sup>2</sup> is accessible from the bedroom and the living room that can be



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closed opening onto a garden for exclusive use with an area of 20m<sup>2</sup>. The property is sold with a cellar in the building and a large parking space in length in the building allowing to park a large car as well as 2-wheeled vehicles or a smart.

The apartment is currently rented until June 30, 2024.





