



## Beautiful 1/2 bedroom apartment - Grand Large - Renovated - Mixed use

For sale

4 290 000 €

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| <i>Product type</i><br><b>Apartment</b>       | <i>Num rooms</i><br><b>2 rooms</b>             |
| <i>Building</i><br><b>Le Grand Large</b>      | <i>District</i><br><b>Fontvieille</b>          |
| <i>Living area</i><br><b>45 m<sup>2</sup></b> | <i>Terrace area</i><br><b>17 m<sup>2</sup></b> |
| <i>Total area</i><br><b>62 m<sup>2</sup></b>  | <i>Bedroom</i><br><b>1</b>                     |
| <i>Bathrooms</i><br><b>2</b>                  | <i>Parking</i><br><b>1</b>                     |
| <i>Cellar</i><br><b>1</b>                     | <i>Floor</i><br><b>2</b>                       |
| <i>Annual costs</i><br><b>4 093 €</b>         | <i>Condition</i><br><b>Renovated</b>           |
| <i>Furnished</i><br><b>Yes</b>                | <i>Mixed use</i><br><b>Yes</b>                 |
| <i>Ref.</i><br><b>V-66</b>                    |  |

Situated in a luxury residence in the Fontvieille district, where peace and tranquillity reign. This fully-renovated 1/2 bedroom apartment offers lovely uninterrupted views over the residence's gardens, the port and the Rocher. The apartment is currently rented for €6,000 + utilities per month. Mixed use and furnished

This apartment comprises an entrance hall with built-in storage and laundry facilities, a fully-equipped open-



plan kitchen opening onto a spacious lounge/dining room, and a separate WC with shower room. The sleeping area features a beautiful bedroom with dressing area and a bathroom with WC. The apartment offers the option of easily converting the dining room into a bedroom and thus benefiting from its own shower room with WC.

It is equipped with reversible air conditioning and a large amount of bespoke built-in storage space.

A cellar and a car park complete this property.





