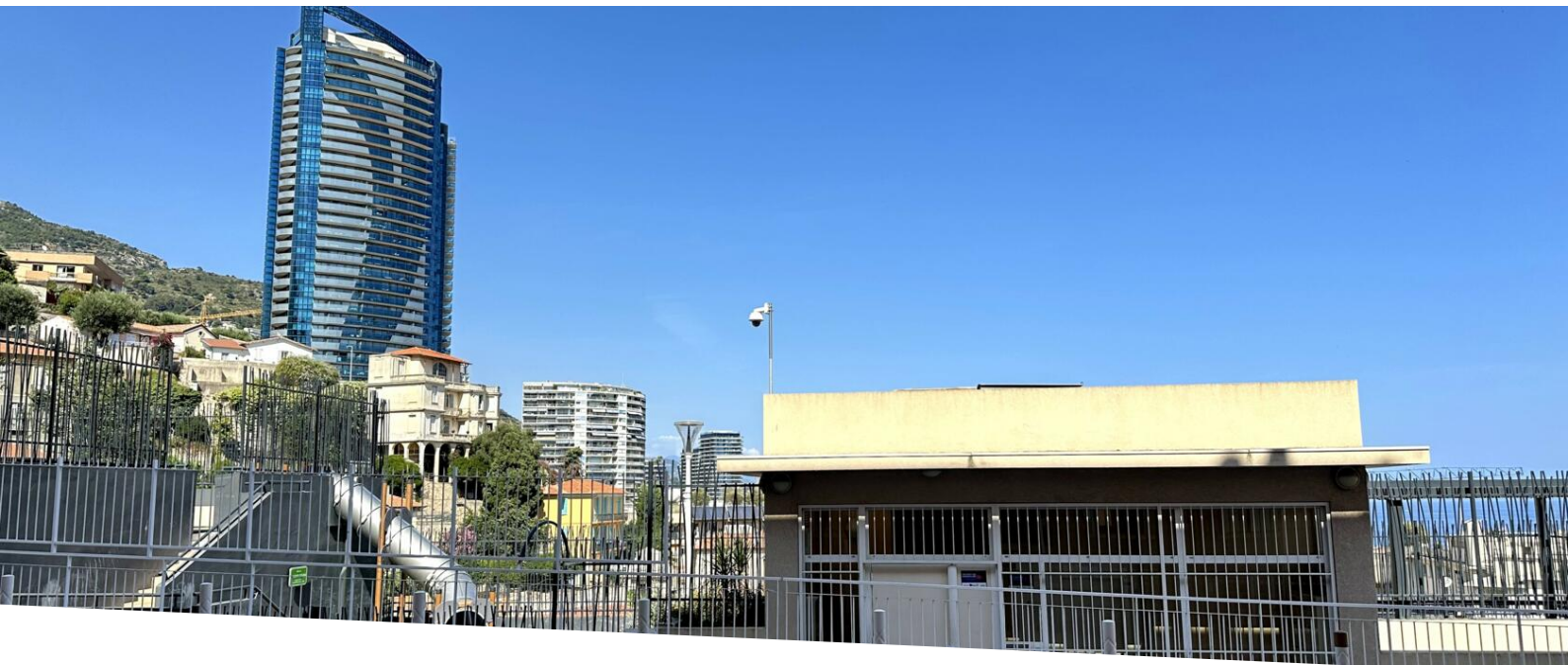




BEAUSOLEIL | APARTMENT | 2 ROOMS

For sale

274 976 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms	<i>District</i> Centre	<i>City</i> Beausoleil
<i>Country</i> France	<i>Living area</i> 38 m²	<i>Bedroom</i> 1	<i>Cellar</i> 1
<i>Floor</i> Ground floor	<i>Condition</i> Renovated	<i>Furnished</i> Yes	<i>Ref.</i> VFMA-08242

Beausoleil - 1-Bedroom Apartment with Stunning Sea View, 5 Minutes' Walk from Monaco

Ideally located just a 5-minute walk from Monaco, this fully renovated, furnished, and equipped 1-bedroom apartment offers 38 m² of living space with an exceptional sea view. Situated on the ground floor of a secure Belle Époque building, it combines modern comfort with classic charm.

Address: 9 Avenue de Verdun, 06240 Beausoleil

Property Layout

The apartment includes:

- Entrance
- Kitchen
- Living room
- Bedroom
- Bathroom with WC



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Ref. : VFMA-08242

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

Located on the ground floor with a sea view, this apartment is in a charming and secure Belle Époque residence, just 200 meters from the center of Beausoleil and Monaco.

Key Features

- **Prime Location:** Just 200 meters from Beausoleil and Monaco.
- **Suitable for Professional Use:** Option to install a professional plaque.
- **Attractive Rental Yield:** Potential rental income of €1,250/month (€15,000/year) with a net yield of 5%.

Investment Potential

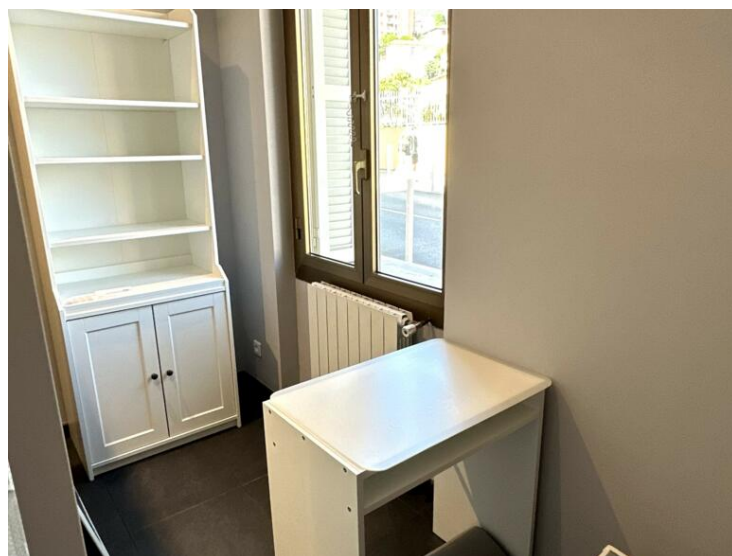
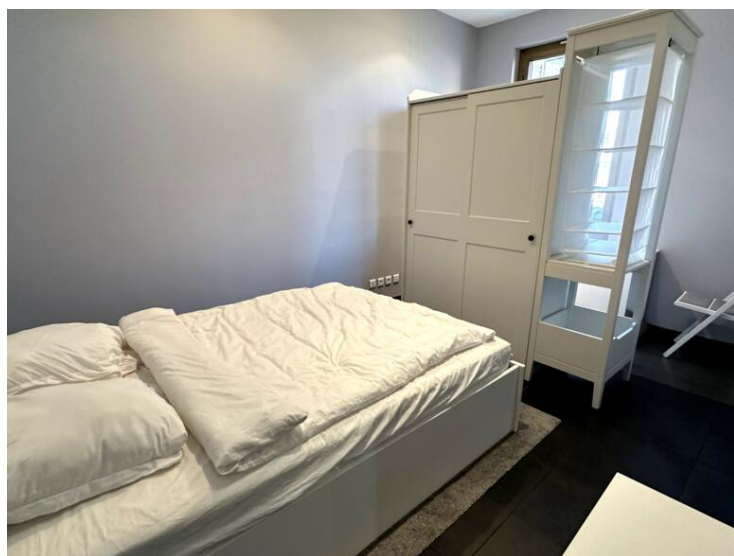
- **Rental Investment:** Long-term or seasonal rental with a potential income of €15,000 per year (excluding charges), offering an attractive rental yield of 5%.
- **Return on Investment:** Full amortization within 20 years, ideal for investors.

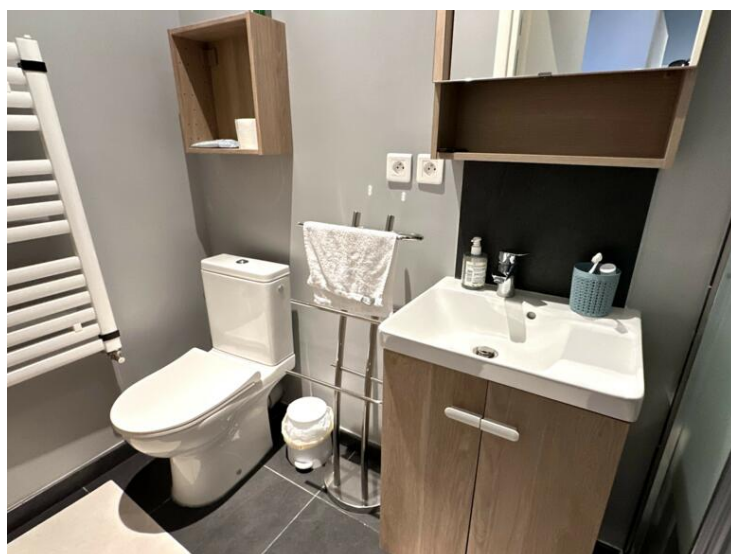
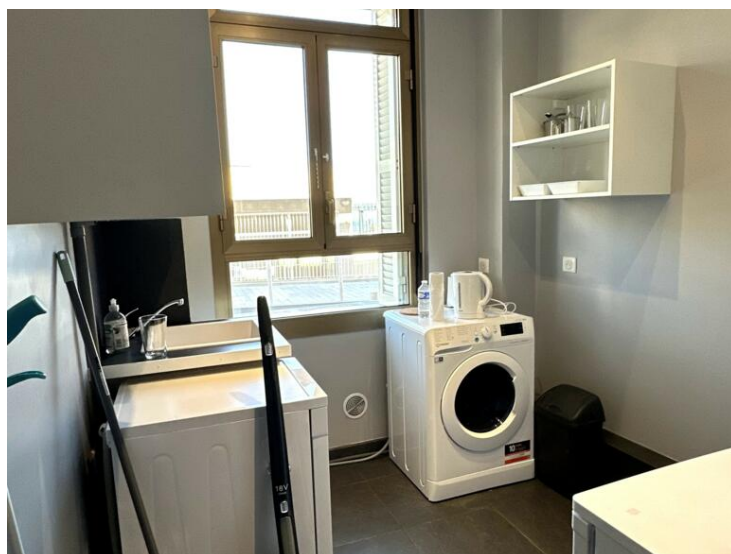
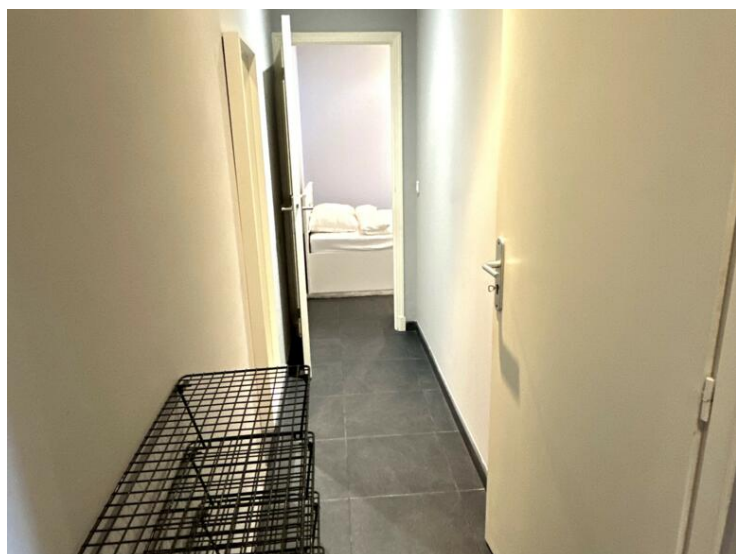
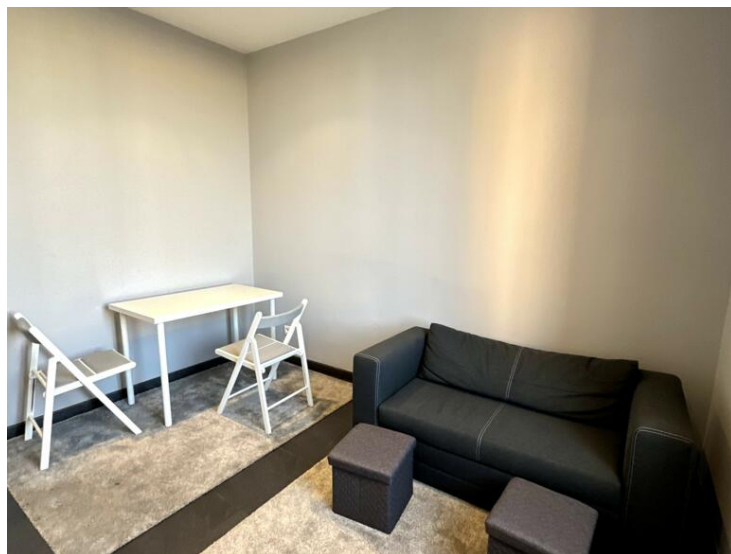
Additional Features

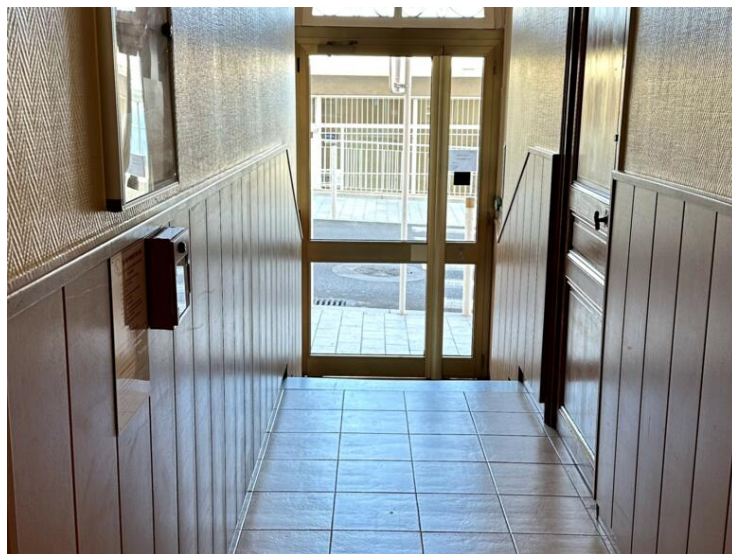
- Renovated cellar of 7 m² (Loi Carrez), included in the price.
- **Included charges:** Cold water and maintenance of communal areas. Heating and hot water are individual (natural gas).
- **Reflective Double Glazing:** Ensures privacy by preventing outside visibility.

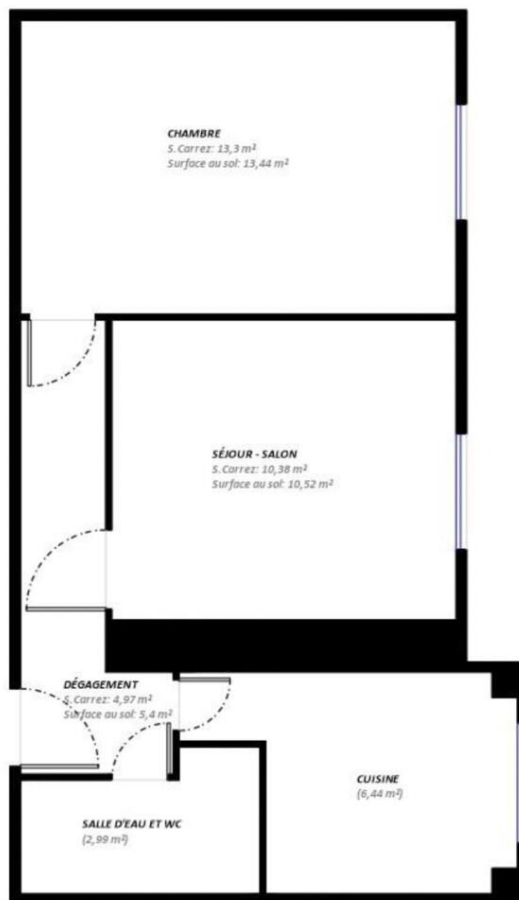
Financial Information

- **Price:** €274,976 (including buyer's agent fees)
- **Annual Charges:** €840
- **Property Tax:** €429
- **Energy Performance Certificate (DPE):** Updated on 05/16/2024









Diagnostic de Performances Énergétiques

