



## LA ROUSSE - VERY NICE 2ROOMS APPARTEMENT WITH PANORAMIC VIEW

For sale

3 490 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Château Perigord II</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>55,80 m<sup>2</sup></b>	<i>Terrace area</i> <b>12,64 m<sup>2</sup></b>
<i>Total area</i> <b>68,44 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathroom</i> <b>1</b>	<i>Floor</i> <b>15</b>
<i>Condition</i> <b>Very good condition</b>	<i>Mixed use</i> <b>Yes</b>
<i>Ref.</i> <b>PERII15</b>	

We offer you this very nice two-room apartment with a beautiful sea view. The property is located in a prestigious residence a stone's throw from the beach, the center of Monaco and a few minutes from the Country Club.

We offer you this beautiful modern 2-room apartment, with magnificent panoramic sea views, located in a prestigious building, with a 24-hour concierge service, just a few minutes from the Larvotto beaches, the city center and the Country Club, as well as quick access to the highway.

The apartment is decorated in a modern and refined style. It consists of an entrance hall, a spacious living room, an open-plan kitchen, a comfortable bedroom and an elegant bathroom. The whole extends onto a terrace with sea views, which makes the apartment bright and airy and allows you to enjoy incomparable

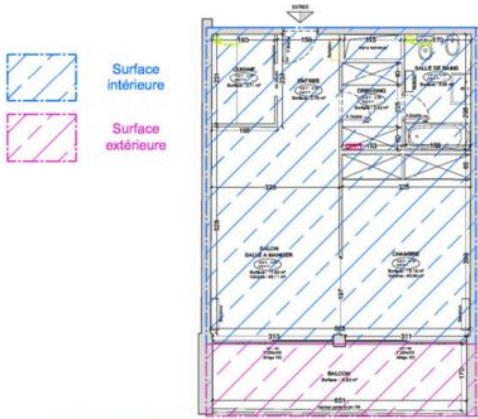


sunrises and sunsets.

### Description

- 1 entrance hall
- 1 living room
- 1 open-plan kitchen
- 1 bedroom
- 1 bathroom





La surface brute du lot, selon l'usage monégasque est d'environ 68,44m<sup>2</sup>, dont 55,80 m<sup>2</sup> de surfaces intérieures et 12,64 m<sup>2</sup> de surfaces extérieures.

- Nous nous permettons de préciser que :
- Le relevé n'est pas issu d'un relevé géomètre et que les surfaces sont données à titre indicatif et informatif ;
  - La limite renseignée côté mitoyen et parties communes est prise en référence également à titre indicatif du fait que nous ne connaissons pas l'épaisseur réelle de ces murs.

Prix : SURFACE VENDABLE  
 Surface : 1778 m<sup>2</sup>  
 Date : 31.03.2024  
 AODIA





