



## Bright and Modern Studio with Stunning Sea Views at Fontvieille Harbour

For sale

3 200 000 €

|   |   |
|---|---|
| <i>Product type</i><br><b>Apartment</b>       | <i>Num rooms</i><br><b>Studio</b>             |
| <i>Building</i><br><b>Le Michelangelo</b>     | <i>District</i><br><b>Fontvieille</b>         |
| <i>Living area</i><br><b>54 m<sup>2</sup></b> | <i>Terrace area</i><br><b>8 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>Bathroom</i><br><b>1</b>                   | <i>Floor</i><br><b>6</b>                      |
| <i>Condition</i><br><b>Renovated</b>          | <i>Mixed use</i><br><b>Yes</b>                |
| <i>Ref.</i><br><b>Michelangelo_NRs</b>        |   |

Recently renovated apartment, overlooking the Fontvieille port with a view on the Rock.

Located by the Fontvieille harbour, this big studio apartment has been fully renovated and is currently undergoing an evaluation to be transformed into, and officially recognised as a 1-bedroom. The apartment is located on a high floor and features a lovely sea view. It consists of a spacious living room opening onto the terrace, a fully equipped open-plan kitchen, as well as a bedroom with an ensuite bathroom.

Along with the apartment, it is possible to secure a long term lease agreement over multiple years for a



parking box in the Eden Star building.

Currently, the apartment is used as an office and rented out until the 31.12.2024 for 4.320 EUR + 250 EUR charges per month.







