



SPACIOUS THREE-ROOM APARTMENT, PLUS OFFICE, IN THE CENTER OF MONACO

For sale

Sole agent

4 450 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 3 rooms
<i>Building</i> 3 Impasse des Carrières	<i>District</i> Moneghetti
<i>Living area</i> 130 m²	<i>Total area</i> 160 m²
<i>Bedrooms</i> 2	<i>Bathrooms</i> 2
<i>Floor</i> rdc	<i>Annual costs</i> 1 200 €
<i>Condition</i> Work required	<i>Mixed use</i> Yes
<i>Release date</i> Juin	<i>Ref.</i> IMP3P

We offer you this large three-room apartment to renovate, with a large terrace and an additional space on the mezzanine not yet used. Strategically located in the center of Monte Carlo, at the beginning of the Moneghetti district. The apartment is sold with a separate office, of about 20m2, on the ground floor, the combination of the two forms an excellent investment product.

This is a spacious three-room apartment on the ground floor of a small building in the pretty Moneghetti district. It is strategically located one minute from Monaco train station, ten minutes from the Place du Casino and directly connected to the road that leads back to Fontvieille. It consists of a living room and an open kitchen leading to an outdoor terrace, two bedrooms, two bathrooms and a mezzanine that is not yet fully used but is an excellent space for children's play or as storage space. The apartment is accompanied by a separate office of 20 m2 located on the lower floor, currently rented. Possibility to connect the apartment to



the office below.

The combination of the two properties makes it a very very good investment product with a good annual ROI or as a central residence in Monaco.

Description

- 1 living room and open-plan kitchen
- 2 bedrooms
- 2 bathrooms
- 1 large terrace
- 1 large mezzanine*
- 1 office on the ground floor of about 20 m2







