



## Renovated 2-room apartment with breathtaking views

For sale

Sole agent

1 950 000 €

|  |  |  |   |
|--|--|--|---|
| <i>Product type</i><br><b>Apartment</b>          | <i>Num rooms</i><br><b>2 rooms</b>               | <i>Building</i><br><b>Bermuda</b>            | <i>District</i><br><b>Jardin Exotique</b> |
| <i>Living area</i><br><b>47,80 m<sup>2</sup></b> | <i>Terrace area</i><br><b>6,20 m<sup>2</sup></b> | <i>Total area</i><br><b>54 m<sup>2</sup></b> | <i>Bedroom</i><br><b>1</b>                |
| <i>Bathroom</i><br><b>1</b>                      | <i>Annual costs</i><br><b>4 440 €</b>            | <i>Condition</i><br><b>New</b>               | <i>Ref.</i><br><b>LMP-VMC-B11</b>         |

We are pleased to offer for sale a charming 2-room apartment with a total surface area of 54 m<sup>2</sup>, boasting breathtaking views of the mountains and the sea.

Located on a high floor and facing south, this bright apartment features a living room with a fully equipped open-plan kitchen, opening onto a 6.20 m<sup>2</sup> terrace, a spacious bedroom with the option to create a large walk-in closet, also providing direct access to the terrace, and a modern, functional bathroom.

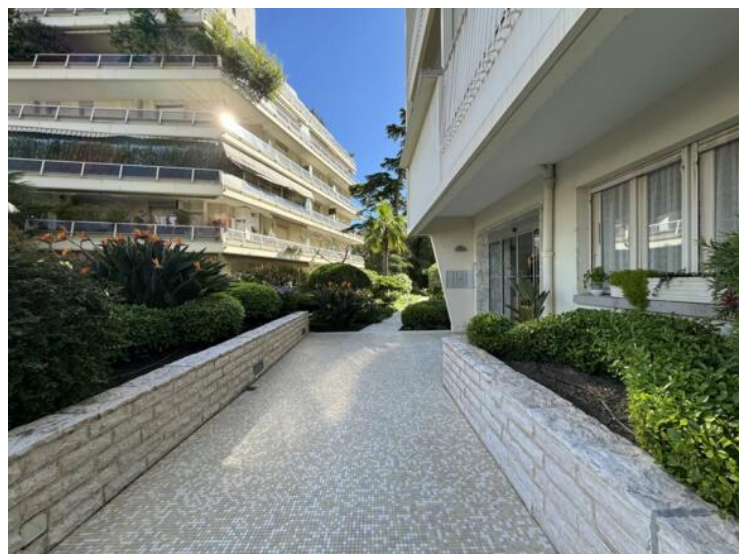
Fully renovated, it is equipped with air conditioning and high-end appliances (Liebherr, Miele, Whirlpool). Ready to move in, with floor plans and measurements established by a surveyor. The electrical installation is brand new, and the RJ45 network allows for both residential and office use.

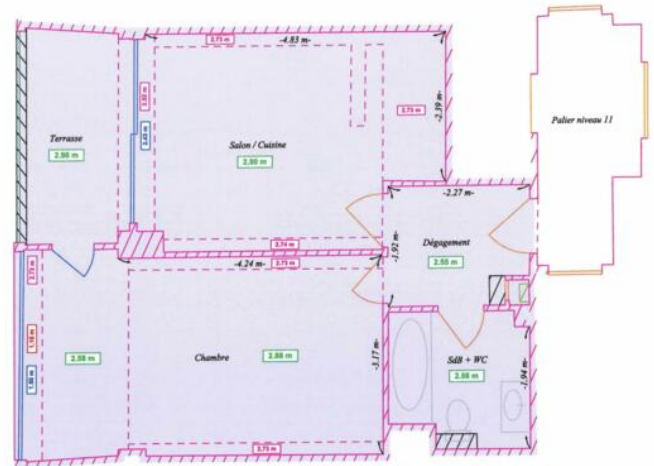
The original apartment is currently registered as a studio.

Le Bermuda is a residence with a concierge, set back from the traffic while remaining close to all amenities (supermarket, pharmacy, newsstand...). It offers easy access, whether on foot or by car (possibility of purchasing or renting a parking space nearby). Just a stone's throw from Parc Princesse Antoinette.









LEGENDE:

|         |                      |
|---------|----------------------|
| 2.61 m  | Hauteur sous plafond |
| 1.95 m  | Hauteur sous poutre  |
| 0.78 m  | Hauteur des fenêtres |
| 0.72 m  | Allège               |
| -3.44 m | Cotation             |
| - - -   | Poutre               |
| ▶       | Entrée               |

