

## Apartment with great renovation potential – Sea & mountain view

For sale

636 000 €

|                                         |                                                  |                                                |                                                 |
|-----------------------------------------|--------------------------------------------------|------------------------------------------------|-------------------------------------------------|
| <i>Product type</i><br><b>Apartment</b> | <i>Num rooms</i><br><b>3 rooms</b>               | <i>District</i><br><b>Beausoleil Superieur</b> | <i>City</i><br><b>Beausoleil</b>                |
| <i>Country</i><br><b>France</b>         | <i>Living area</i><br><b>54,03 m<sup>2</sup></b> | <i>Terrace area</i><br><b>66 m<sup>2</sup></b> | <i>Total area</i><br><b>74,27 m<sup>2</sup></b> |
| <i>Bedrooms</i><br><b>2</b>             | <i>Bathroom</i><br><b>1</b>                      | <i>Parking</i><br><b>1</b>                     | <i>Cellar</i><br><b>1</b>                       |
| <i>Annual costs</i><br><b>4 000 €</b>   | <i>Condition</i><br><b>Very good condition</b>   | <i>Release date</i><br><b>Now</b>              | <i>Ref.</i><br><b>VFS-BS-89</b>                 |

Located in the prestigious *Beauséjour* residence with swimming pool and concierge service, this apartment offers great potential for enhancement thanks to its generous volumes and ideal location.

With a **surface area of 54.03 m<sup>2</sup> (Carrez law)**, it also includes a **20.24 m<sup>2</sup> enclosed loggia** fitted out as a **living room and additional bedroom**, as well as a **large 64 m<sup>2</sup> terrace** facing south-west, offering **panoramic views of the sea and mountains**.

### Current layout:

- Bright living room opening onto the terrace
- Separate kitchen

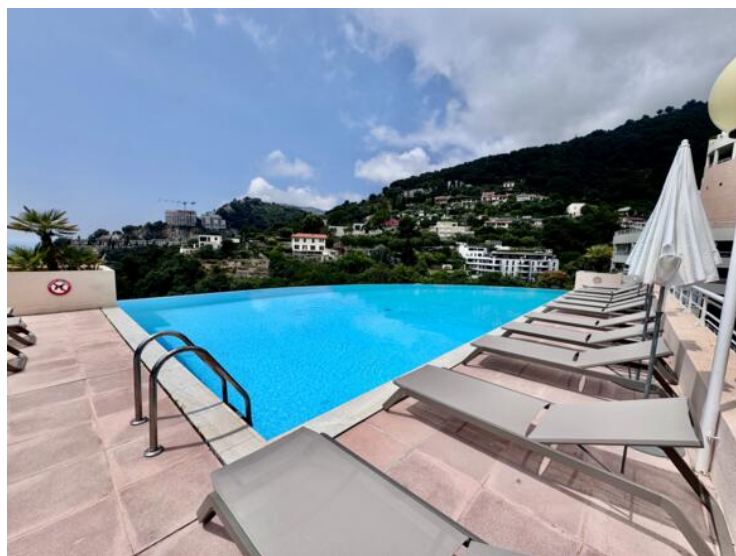


- Main bedroom
- Bathroom
- Separate toilet
- Enclosed loggia with **second bedroom** and **dining area**
- Spacious open-air terrace

**Extras:**

- Cellar
- Underground parking space

A great opportunity in a sought-after location, near Monaco – ideal as a primary or secondary residence, or for a rental investment after renovation.

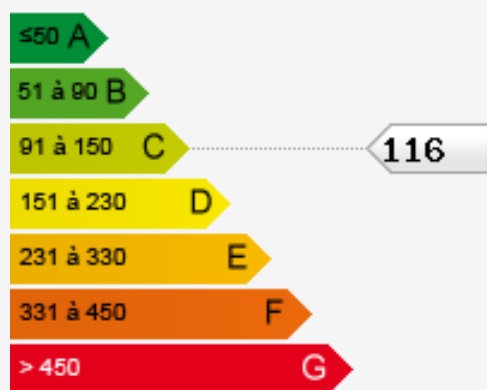








### Consommations énergétiques



### Émissions de gaz à effet de serre

