



## Renovated and bright 2-bedroom apartment located on Port Hercule

For sale

4 700 000 €

|                                        |                                         |                                       |                         |
|----------------------------------------|-----------------------------------------|---------------------------------------|-------------------------|
| Product type<br><b>Apartment</b>       | Num rooms<br><b>3 rooms</b>             | Building<br><b>Le Petrel</b>          | District<br><b>Port</b> |
| Living area<br><b>72 m<sup>2</sup></b> | Terrace area<br><b>17 m<sup>2</sup></b> | Total area<br><b>95 m<sup>2</sup></b> | Bedrooms<br><b>2</b>    |
| Bathrooms<br><b>2</b>                  | View<br><b>Unobstructed view</b>        | Exposure<br><b>South</b>              | Ref.<br><b>V0066HM</b>  |

The apartment consists of an entrance hall, a living/dining room with a fully equipped open kitchen leading to a terrace with city and harbour views, two en-suite bedrooms with terrace. The apartment offers the possibility of mixed use (residential and office space). The building is located on a pedestrian street of Port Hercule and offers a prime position in the Principality. Ideal for families, Formula 1 lovers, and investors. Currently rented until January 15, 2027. It offers a rental yield of 2%.







