



## Furnished studio with garden view

For sale

Sole agent

1 850 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>	<i>Building</i> <b>Eden Star</b>	<i>District</i> <b>Fontvieille</b>
<i>Living area</i> <b>35 m<sup>2</sup></b>	<i>Terrace area</i> <b>5 m<sup>2</sup></b>	<i>Total area</i> <b>40 m<sup>2</sup></b>	<i>Bathroom</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>3</b>	<i>Condition</i> <b>Renovated</b>	<i>Furnished</i> <b>Yes</b>
<i>Mixed use</i> <b>Yes</b>	<i>Rented</i> <b>Yes</b>	<i>View</i> <b>Vue dégagée</b>	<i>Ref.</i> <b>Ids</b>

This charming, fully-renovated studio on the 3rd floor of a building with concierge and swimming pool boasts lovely views over the gardens and a pleasant terrace converted into a loggia.

It is composed of : a living room, a beautifully designed, fully-equipped separate kitchen and a bathroom.

**The apartment is for 2 people residency.** Currently rented at €3,600/month, rentability over 2,3% per an A cellar completes this property.





