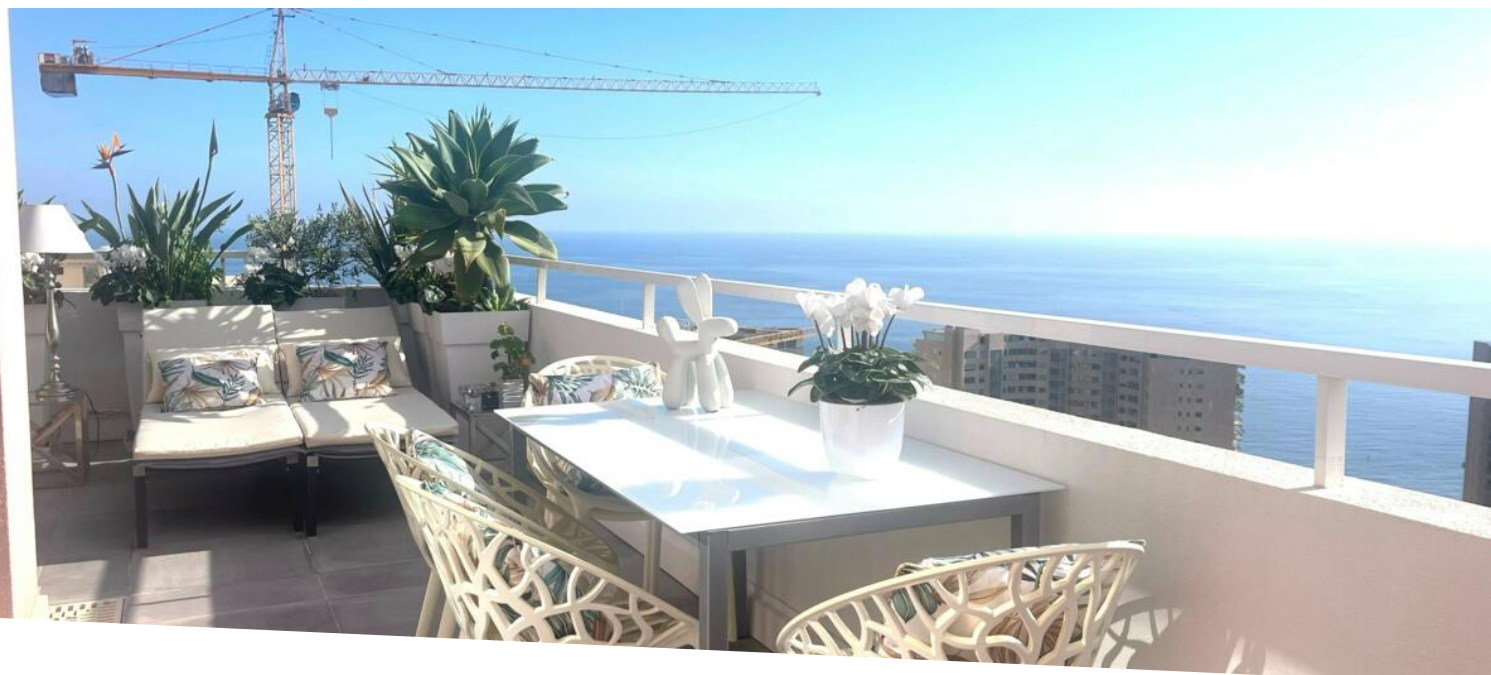




## Beausoleil - Guynemer - Penthouse with panoramic sea and Monaco views

For sale

1 200 000 €

|                                                |                                       |
|------------------------------------------------|---------------------------------------|
| <i>Product type</i><br><b>Apartment</b>        | <i>Num rooms</i><br><b>2 rooms</b>    |
| <i>District</i><br><b>Beausoleil Supérieur</b> | <i>City</i><br><b>Beausoleil</b>      |
| <i>Country</i><br><b>France</b>                | <i>Living area</i><br><b>76 m²</b>    |
| <i>Terrace area</i><br><b>56 m²</b>            | <i>Total area</i><br><b>132 m²</b>    |
| <i>Bedroom</i><br><b>1</b>                     | <i>Bathroom</i><br><b>1</b>           |
| <i>Parkings</i><br><b>2</b>                    | <i>Cellar</i><br><b>1</b>             |
| <i>Floor</i><br><b>dernier</b>                 | <i>Annual costs</i><br><b>4 800 €</b> |
| <i>Condition</i><br><b>Luxurious services</b>  | <i>Ref.</i><br><b>SP-FR-85848297</b>  |

At the gates of Monaco, in Beausoleil, this magnificent corner apartment on the top floor offers a striking view: from Cap Martin to the famous Odeon Tower, the Mediterranean stretches as far as the eye can see.

The interior offers 76 m² subtly arranged; As soon as you enter, a large living room of 31 m² bathed in light thanks to three bay windows opens onto a 56 m² open-air terrace, a real extension of the living room where the blue of the sea becomes a permanent décor.

The independent kitchen, fully equipped and extended by a veranda, combines functionality and elegance.



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Ref. : SP-FR-85848297

Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

On the night side, the master bedroom facing the horizon also has direct access to the terrace, reinforcing the impression of a constant harmony with the marine environment. The refined shower room is distinguished by two windows, an integrated laundry area, a toilet, a bidet and a heated towel rail, while a second guest toilet and a large dressing room with safe complete this rare property.

Currently converted into two rooms to favour volumes, the apartment can easily be converted to a three-room configuration.

The integrated reversible air conditioning ensures perfect comfort in all seasons.

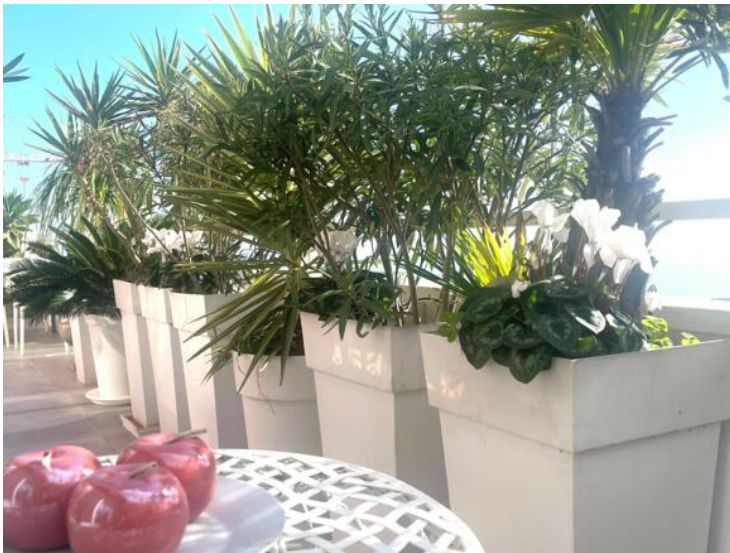
The residence offers an exceptional wellness area: indoor swimming pool heated all year round under a panoramic glass roof facing the sea, gym, sauna and hammam.

To complete the whole, a large cellar and a double closed garage – a real luxury in this popular area – accompany the property.

A unique place where elegance, light and spectacular views come together on a daily basis.













## Diagnostic de Performances Énergétiques

