



**AGENCE CONTINENTALE**

REAL ESTATE MONACO

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## SUB-OFFER Spacious 3 room apartment free of law, quiet and central

For sale

Sole agent

3 150 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>3 rooms</b>
<i>Building</i> <b>Les Révoires</b>	<i>District</i> <b>Jardin Exotique</b>
<i>Living area</i> <b>79 m<sup>2</sup></b>	<i>Terrace area</i> <b>4 m<sup>2</sup></b>
<i>Total area</i> <b>83 m<sup>2</sup></b>	<i>Bedrooms</i> <b>2</b>
<i>Bathroom</i> <b>1</b>	<i>Floor</i> <b>2</b>
<i>Condition</i> <b>Good condition</b>	<i>Mixed use</i> <b>Yes</b>
<i>View</i> <b>City view</b>	<i>Exposure</i> <b>East</b>
<i>Ref.</i> <b>3PV_Révoires</b>	

Located on the border between the "Haute Condamine" and the "lower part of the Jardin Exotique", this charming, law-free 3-room apartment represents an opportunity in the market. It benefits from a quiet and residential environment, while being close to shops, Port Hercule and transport. Ideal for residential use or rental investment.

### Description of the apartment

Free of law, this 3-room apartment offers a fluid distribution: an entrance, a living room with an American kitchen, promoting a friendly living space. Two large bedrooms provide good comfort, one of which opens



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Ref. : 3PV\_Révoires

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onto a balcony. The shower room and a guest toilet complete the set. The property is currently rented, presenting an interesting configuration for an investment. In the long term, the flexibility of a property free of law also allows residential use as needed.





