



## BEAULIEU-SUR-MER - 4 ROOMS - CLOSE TO THE BEACHES

For sale

1 575 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>District</i> <b>Beaulieu-sur-Mer</b>	<i>City</i> <b>Beaulieu-sur-mer</b>
<i>Country</i> <b>France</b>	<i>Living area</i> <b>106 m<sup>2</sup></b>
<i>Bedrooms</i> <b>3</b>	<i>Bathrooms</i> <b>2</b>
<i>Parkings</i> <b>2</b>	<i>Cellars</i> <b>2</b>
<i>Annual costs</i> <b>8 400 €</b>	<i>Condition</i> <b>Very good condition</b>
<i>View</i> <b>Sea, city and mountains</b>	<i>Exposure</i> <b>Double Exposure - South-East/West</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>VF1574</b>

Nice 4-room bourgeois style apartment located in the heart of the city, a stone's throw from the beaches, in a luxury residence with concierge and outdoor swimming pool.

Nestled in the heart of a prestigious residence in Beaulieu-sur-Mer with a swimming pool and concierge services. This spacious and bright apartment of 106 sqm includes 3 bedrooms, a separate kitchen, two bathrooms, three toilets, and three balconies.

With its sea view and south-facing orientation, it combines comfort and elegance in a privileged setting.



[MonteCarlo-RealEstate.com](https://www.MonteCarlo-RealEstate.com)

Page  
1/6

Ref. : VF1574

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.

Just a few meters' walking distance from the renewed beaches and bustling marina, it offers an array of dining, shopping, and entertainment options.

High-end materials, underfloor heating.

Two large underground parking spaces and cellars complete this property.

A rare opportunity for those looking for an enchanting pied-à-terre in the heart of Beaulieu-sur-Mer

Located just 15 minutes from Monaco, residents can indulge in world-class dining, entertainment, and culture. The apartment is also equidistant from Nice and its international airport, ensuring easy travel connections.

Estimated annual energy costs for standard use: between €1,396 and €1,888. Average energy prices indexed in 2023.

The property is subject to the co-ownership regime.

The property is subject to a natural hazard and pollution assessment report, which can be viewed on the Géorisques website: <https://georisques.gouv.fr/>

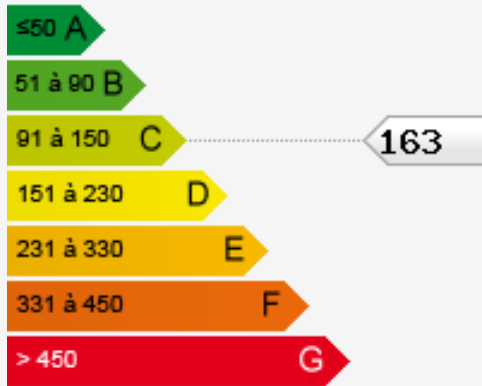








### Consommations énergétiques



### Émissions de gaz à effet de serre

