



## LE MARGARET – RENOVATED MIXED-USE 1-BEDROOM

For sale

Sole agent

2 480 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>2 rooms</b>
<i>Building</i> <b>Le Margaret</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>52 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathrooms</i> <b>2</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>2</b>	<i>Annual costs</i> <b>1 200 €</b>
<i>Condition</i> <b>Luxurious services</b>	<i>Furnished</i> <b>Yes</b>
<i>Mixed use</i> <b>Yes</b>	<i>View</i> <b>Urban setting</b>
<i>Exposure</i> <b>Well-lit rooms</b>	<i>Ref.</i> <b>MRG</b>

Fully renovated one-bedroom apartment for sale in Monaco with rare mixed-use authorization, ideal for residential or professional use. Prime location close to beaches, restaurants and supermarkets.

This superb one-bedroom apartment has been fully renovated and is presented in brand-new condition. Benefiting from a highly sought-after mixed-use authorization, the property may be used for both residential and professional purposes a major advantage in Monaco, particularly for lawyers, consultants, and independent professionals seeking a prestigious address in the Principality.

Sold with a cellar, the apartment offers high-end finishes throughout and comprises an entrance hall with



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corridor, a spacious bedroom with an en-suite bathroom featuring a shower, WC, and bidet, a guest WC with shower, and a bright living room with a fully fitted open-plan kitchen.

The property benefits from ample storage space, with the possibility of creating additional storage thanks to its well-optimized layout. The bedroom offers generous volumes and excellent comfort.

Independent air conditioning, premium materials, and meticulous renovation work ensure exceptional comfort and modern living. The entire property is brand new.

Quietly located in a sought-after area.



