



ARMORIAL - La Rousse - Family Apartment - 3-Bedroom Apartment - Mixed Use

For sale

Sole agent

4 950 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 4 rooms
<i>Building</i> Armorial	<i>District</i> La Rousse - Saint Roman
<i>Living area</i> 144 m²	<i>Terrace area</i> 36 m²
<i>Total area</i> 180 m²	<i>Bedrooms</i> 3
<i>Bathrooms</i> 2	<i>Floor</i> Ground floor
<i>Condition</i> Very good condition	<i>Mixed use</i> Yes
<i>View</i> City	<i>Exposure</i> East
<i>Release date</i> Available	<i>Ref.</i> HP-VARM1

In the La Rousse district, within immediate proximity of the International School of Monaco, the Larvotto beaches and the Monte-Carlo Country Club, this spacious apartment offers generous volumes and a layout well suited to family living. Located in a residence with concierge service featuring two separate entrances, one on Avenue des Giroflées and the other on Boulevard d'Italie, it also offers excellent potential for office or mixed-use purposes.

Situated within a residence with concierge service, this mixed-use apartment offers 144 sqm of living space complemented by 36 sqm of terraces. Located on the first floor on the Boulevard d'Italie side, it benefits from a practical layout and comfortable volumes.



The entrance hall with built-in storage leads to a living room and dining area positioned on the façade. The spacious fully fitted kitchen opens onto a relaxation area with direct access to the terrace.

The principal bedroom, also located on the façade, features built-in wardrobes, an en-suite shower room with toilet and a private balcony. A second bedroom with fitted storage is complemented by a bathroom with toilet and window. A third, more compact bedroom benefits from its own shower room with toilet.

Thanks to its layout and mixed-use status, the apartment is equally suited as a family residence or for professional and office use.







