



Fontvieille: Charming two-room mixed-use apartment!

For sale

3 500 000 €

<i>Product type</i> Apartment	<i>Num rooms</i> 2 rooms
<i>Building</i> Botticelli	<i>District</i> Fontvieille
<i>Living area</i> 65 m²	<i>Terrace area</i> 5 m²
<i>Total area</i> 70 m²	<i>Bedroom</i> 1
<i>Bathroom</i> 1	<i>Parking</i> 1
<i>Cellar</i> 1	<i>Floor</i> 2
<i>Annual costs</i> 4 500 €	<i>Condition</i> Renovated
<i>Mixed use</i> Yes	<i>Ref.</i> V0902202302

In the heart of the Fontvieille district, in a luxury building, charming two-room renovated mixed-use enjoying a nice unobstructed view. This apartment will be perfect for residential use as well as for professional use. Very quiet and bright, sold with parking and a large cellar!

The Botticelli is a building of very good standing benefiting from a guardhouse with 24/7 service. Very well located, the building is in front of the port of fontvieille, two minutes walk from the shopping center of Carrefour. A dry cleaner and a bakery are located at the foot of the building. The neighborhood is very nice and peaceful.

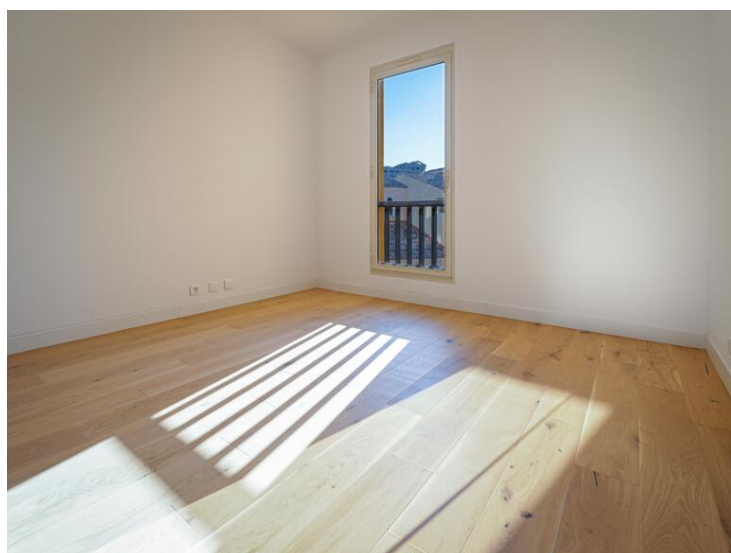
The apartment consists of:



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- An entrance with cupboards
- A living room overlooking loggia
- A fully equipped kitchen
- A bedroom with built-in closet
- A bathroom with cupboards and washing machine
- A parking space for car
- A cellar
- Reversible air conditioning
- A sunny loggia





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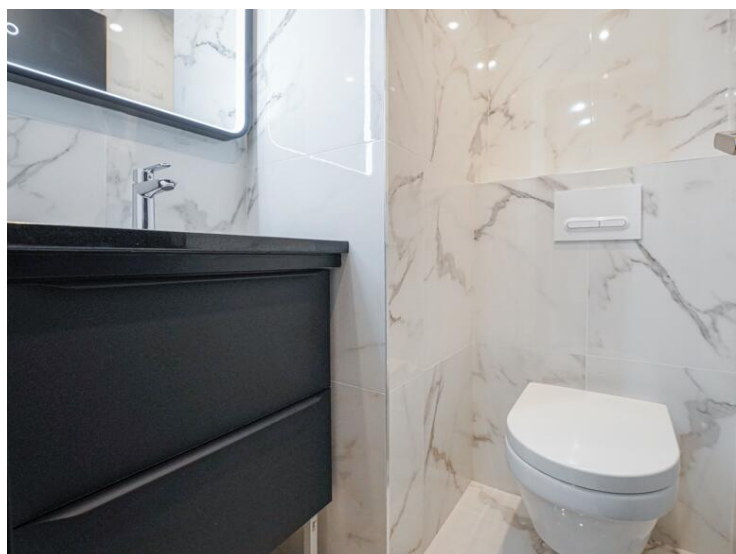
Agence de la Gare

Phone : +377 93 30 22 36

Fax : +377 93 25 05 34

info@agencegaremonaco.com

www.agencegaremonaco.com



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En sus du prix d'achat : Honoraires d'agence 3%+TVA = 126 000 € - Frais de Notaire 6.25% = 210 000 €

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