



## MAGNIFICENT APARTMENT AT THE GATES OF THE PRINCIPALITY

1 800 000 €



### DESCRIPTIVE :

Bright 2-Bedroom apartment that benefits from a stunning sea view. It is located in a high-end residence with swimming pool, on the French-Monegasque border. The building is located in a beautiful park and gated community, overlooking the "Monte-Carlo Beach" and in the immediate vicinity of the "Monte-Carlo Country Club".

With a total surface area of 86SQ.M, it consists of: entrance hall, spacious bright living room opened onto a large and pleasant terrace, two bedrooms, two bathrooms, a fitted kitchen and a dressing room.

The apartment enjoys a magnificent terrace with breathtaking views of the sea and the tennis courts.

A garage & cellar complete this property.

Guardian 24h/24 et 7j/7.

ENERGY CLASS B 98

CLIMATE CLASS A 42

REF: VF382

### DETAILS



\*96 m<sup>2</sup>



13 m<sup>2</sup>



Good condition



2



Facing south



Sea view

\*marketable surface area

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



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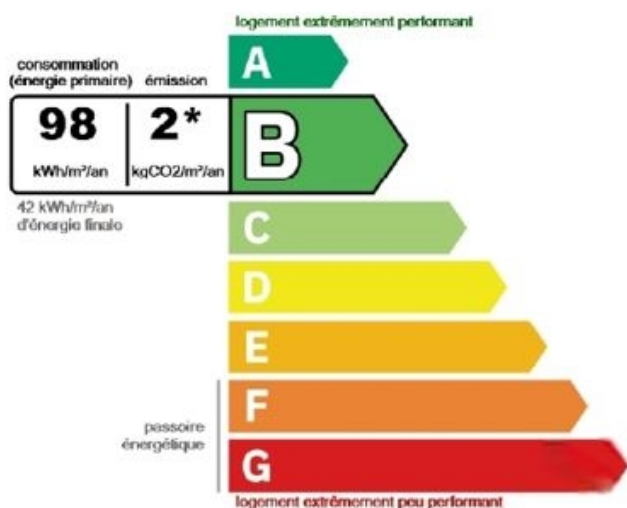
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### Performance énergétique et climatique

\* Dont émissions de gaz à effet de serre.



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