



SUPERB TRIPLEX CLOSE TO MONTE-CARLO

1 290 000 €



DESCRIPTIVE :

Located just a few minutes from Monaco, this apartment enjoys an ideal location close to shops, schools, and transport links. It represents an excellent investment opportunity in a rapidly developing area, while offering a pleasant living environment for daily life—conveniently close to both the Principality and local amenities.

The property benefits from high-quality features, generous living spaces, an optimal layout, and modern equipment for maximum comfort. It is equipped with double glazing, air conditioning in every room, and electric roller shutters, ensuring everyday comfort.

Spread over three levels, it is composed of:

1st level: Two bedrooms, a shower room with WC, and a laundry room.

2nd level: A spacious living room, a large kitchen/dining area, and guest WC.

3rd level: Two bedrooms, including a 20 m² master with terrace, and a bathroom.

The apartment stands out for its brightness, tranquility, and three outdoor spaces offering unobstructed views over the Principality and the sea. In addition, it benefits from two adjoining garages with direct access to the apartment—a rare advantage in the area.

Condominium Property: Yes

Number of lots: 212 including 79 for residential use

No pending proceedings (Articles 29-1A/29-1 of Law 65-557, L.615-6 of the French Civil Code)

Monthly service charges: €267

Property tax: €3,337/year

Diagnostics:

Energy consumption: 175 kWh/m²/year (Class C)

Greenhouse gas emissions (GES): 5 kg CO₂/m²/year (Class A)

Information on the risks to which this property is exposed is available on the Géorisques website <http://georisques.gouv.fr>

Agency fees will be fully paid by the seller.

REF: VF422

DETAILS



*144 m²



31 m²



Perfect condition



4



Facing west



Sea, Monaco 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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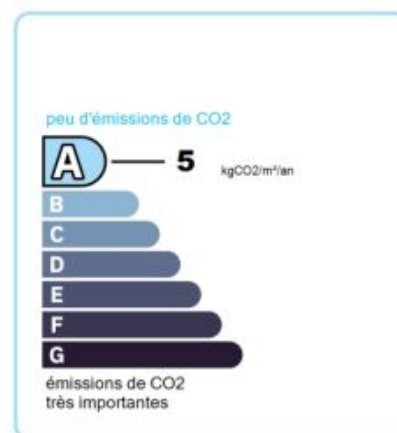
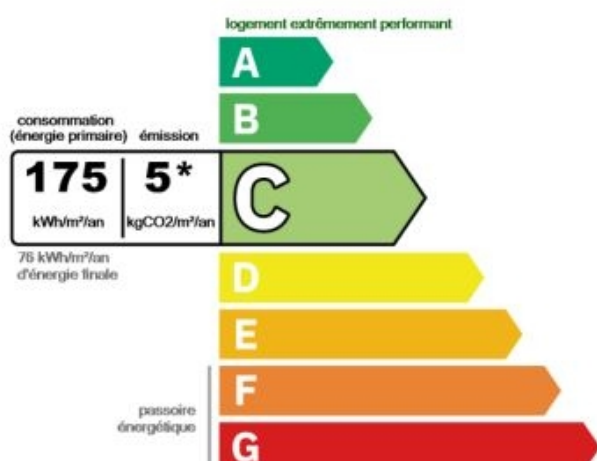


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Performance énergétique et climatique

* Dont émissions de gaz à effet de serre.



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