



MAGNIFICO TRIPLEX VICINO A MONTE-CARLO

1 290 000 €



DESCRITTIVO :

Situato a pochi minuti da Monaco, questo appartamento gode di una posizione ideale, vicino a negozi, scuole e trasporti. Rappresenta un eccellente investimento in una zona in piena evoluzione, offrendo al contempo un ambiente di vita piacevole e pratico, a due passi sia dal Principato che dai servizi locali.

L'immobile dispone di finiture di alta qualità, ampie metrature, una distribuzione ottimale e dotazioni moderne che garantiscono il massimo comfort. È inoltre dotato di doppi vetri, aria condizionata in ogni stanza e tapparelle elettriche, per un comfort quotidiano ottimale.

Distribuito su tre livelli, si compone di:

- 1° livello: Due camere da letto, un bagno con doccia e WC, e una lavanderia.
- 2° livello: Un ampio soggiorno, una grande cucina/sala da pranzo e un WC ospiti.
- 3° livello: Due camere da letto, tra cui una master di 20 m² con terrazza, e un bagno.

L'appartamento si distingue per la sua luminosità, la tranquillità e i tre spazi esterni che offrono una splendida vista aperta sul Principato e sul mare. Inoltre, dispone di due garage adiacenti con accesso diretto all'appartamento—un vantaggio raro nella zona.

Dettagli condominiali: Nessuna procedura in corso (Articoli 29-1A/29-1 della Legge 65-557, L. 615-6 del CCH).

Spese condominiali mensili: €267

Tassa di proprietà: €3.337

Diagnostica:

Consumo energetico: 175 kWh/m²/anno (Classe C)

Emissioni di gas a effetto serra (GES): 5 kg CO₂/m²/anno (Classe A)

INFORMAZIONI



*144 m²



31 m²



perfette condizioni



4



Esposizione ovest



Vista mare, monaco

*superficie commercializzabile



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REF: VF422

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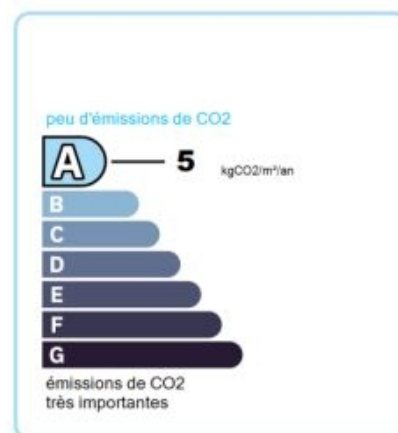
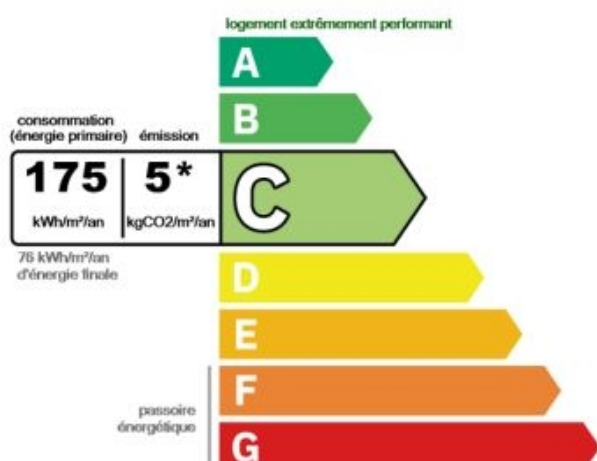


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Performance énergétique et climatique

* Dont émissions de gaz à effet de serre.



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