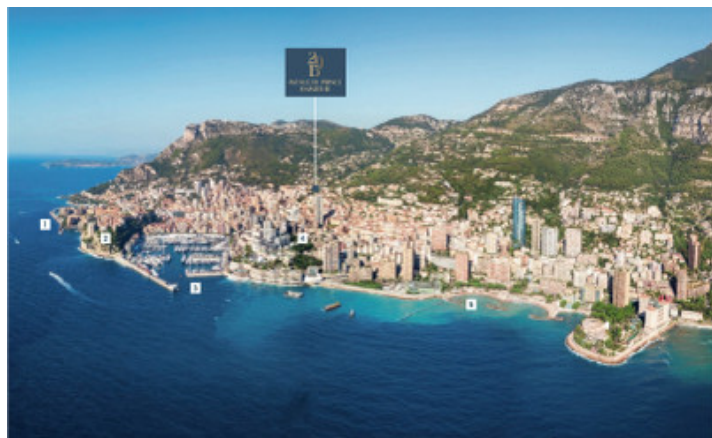
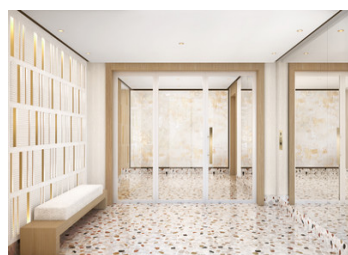


Beausoleil - New build. Few minutes walk to Monaco. First floor 4 bedroom apartment with parking



1 Port and business district of Fontvieille | 2 The Rock and the Prince's Palace | 3 Port Hercules | 4 The Place du Casino and the Opéra Garnier | 5 Lascaris Beach



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Beausoleil
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	158.75 m2
Outside Space:	13 m2

IN BRIEF

Beausoleil - New build. Only a 500 m walk from the Monegasque border, the residence is almost part of the Principality and benefits from all its riches on a daily basis. In a hillside residential setting, this address, easy to access, offers many amenities on foot: elegant shops, a mini-market, school and college. The neighboring Parc de Grima has a forest designed as an ecological park.

This 1st floor apartment has : an entrance hall, living room with an open kitchen opening unto the terrace, 4 bedrooms including a master bedroom with ensuite shower room and toilets, a bathroom, a shower room, 2 toilets, laundry room. Sold with a private parking.

Delivery 2nd trimester 2028.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

In the heart of a wooded garden, preserved and embellished, the architecture of the residence, sensitive to its environment, follows the curves of the hill.

The residence inaugurates a new lifestyle for eight privileged people. It combines excellence and exclusivity by offering apartments with rare volumes and exceptional services.

To perfect its uncompromising comfort, the residence has a wellness area with services worthy of a resort. Reserved for all residents, it includes a spa, sauna, steam room and fitness equipment. Entirely glazed, it opens onto a small adjoining garden with trees and flowers, to prolong your exercise or relaxing time.

LOCAL TAXES

Taxe habitation: EUR

NOTES

ELEGANT INTERIORS

Laminated parquet flooring in living rooms and bedrooms

Reversible ducted air conditioning

Floor-to-ceiling tiles and full-height tiles around baths and showers

Vanity unit topped with an illuminated mirror in bathrooms and shower rooms

Heated towel rail and shower screen

Fitted cupboards

Lacquered aluminium exterior joinery Motorized roller shutters Ironwork or glazed balustrades depending on the orientation Home automation pre-equipment

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