

Charming 2 room apartment in Beausoleil, Steps from Monaco! **\*\*UNDER OFFER**



INFORMATION

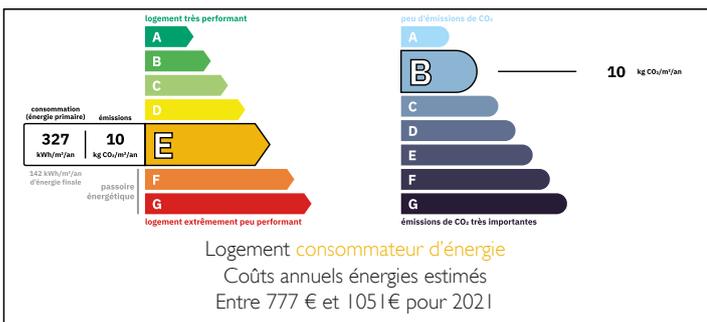
Town:	Beausoleil
Department:	Alpes-Maritimes
Bed:	1
Bath:	1
Floor:	27 m2
Plot Size:	0 m2



IN BRIEF

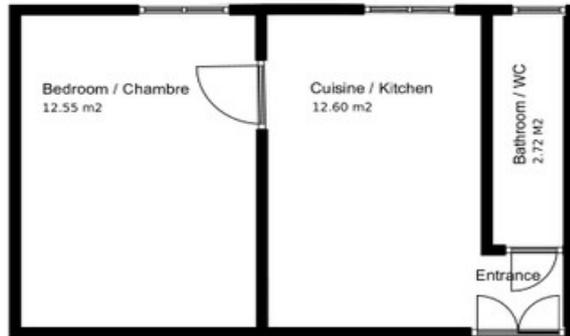
Discover the perfect pied-à-terre or investment opportunity in the heart of Beausoleil, France. This beautifully renovated 1 bedroom apartment, measuring approximately 27 sq.m, offers a prime location just a short walk from the glamour and excitement of Monaco.

ENERGY - DPE



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.



Indicative Floor Plan - Plan de Repérage

## DESCRIPTION

### Key Features:

Modern Living Space: Fully renovated with a brand-new kitchen and bathroom.

### Smart Layout:

Entrance area.

Combined kitchen/living room: approx. 11.2 sq.m.

Bedroom: approx. 12.3 sq.m.

Bathroom: approx. 2.8 sq.m.

Bright and Airy: South-facing orientation ensures abundant natural light throughout the day.

Elegant Details: Ceiling height of +3 meters adds a spacious and luxurious feel.

Sea View Glimpses: Enjoy subtle sea views from the apartment's vantage point.

### Prime Location:

5-minute walk to the France-Monaco border.

12-minute walk to Monaco's central Carré d'Or.

Close to shops, restaurants, and public transportation.

Investment Potential: This property offers excellent rental yield potential, particularly attractive for friends and staff of Monaco residents.

Income-generating short-term rentals such as Airbnb, thanks to its proximity to Monaco's bustling hub.

Whether you're looking for a personal retreat near Monaco or a lucrative investment property, this studio apartment is a rare find. Don't miss out on the opportunity to own a piece of the French Riviera lifestyle.

Contact us today to schedule a viewing!

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Co-owned building of 26 units

## LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

## NOTES