

Bright Apartment with Panoramic Views of the Sea and Monaco

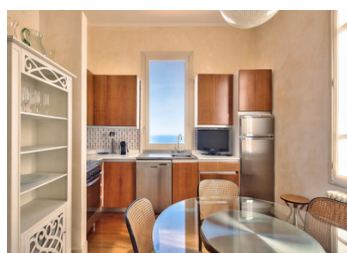
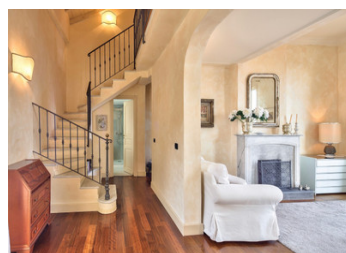
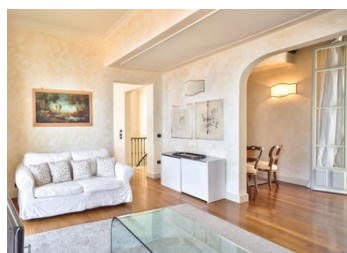
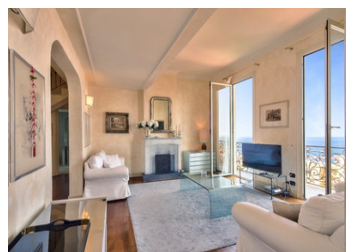
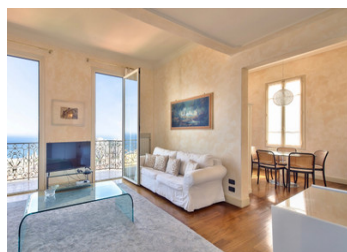


INFORMATION

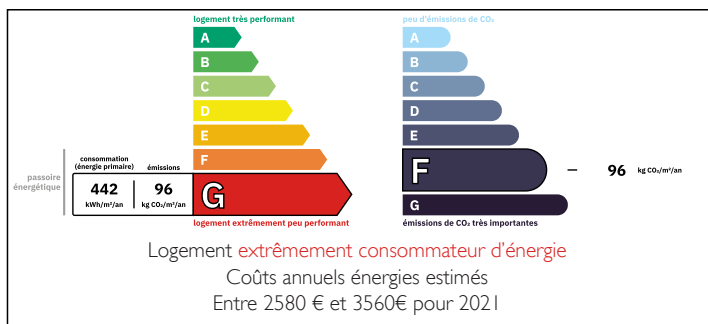
Town:	Beausoleil
Department:	Alpes-Maritimes
Bed:	4
Bath:	2
Floor:	94 m2
Outside Space:	6 m2

IN BRIEF

Ideally located in Beausoleil, just a short walk from the Principality of Monaco, this exceptional apartment enjoys breathtaking views over the Mediterranean Sea and Monaco, offering a rare and privileged living environment.

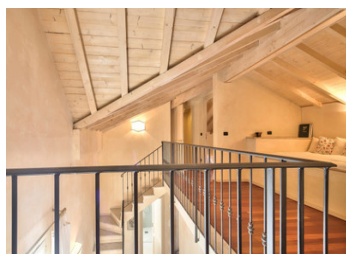


ENERGY - DPE



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.



DESCRIPTION

Spanning 94 m² of living space (172 m² total floor area) across the top two levels of a charming townhouse, this light-filled property is arranged as follows:

On the first level, the spacious and sun-drenched living and dining area opens onto a perfectly oriented balcony, inviting you to admire the stunning panorama at any time of day. A fully equipped independent kitchen, a comfortable bedroom, and a modern shower room with WC complete this floor.

Upstairs, you will find two additional bedrooms, including a delightful child's room, along with a second shower room.

Adding to its appeal, the property includes an independent 17 m² studio with its own sleeping area, shower room, and a 10 m² mezzanine ideal for storage or use as a home office.

For year-round comfort, the entire property is equipped with air conditioning. A secure outdoor parking space is also provided, ensuring everyday convenience in this unique setting.

Bathed in natural light and offering spectacular views, this apartment represents a rare opportunity to enjoy a splendid lifestyle just steps away from Monaco.

Co-owned building of 3 units
Provisional annual charges: 1200€

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

LOCAL TAXES

Taxe foncière: 2498 EUR

Taxe habitation: EUR

NOTES