

## DUPLEX PENTHOUSE WITH ROOFTOP

For sale France

695 000 €

At the top of a bourgeois building, a few steps from Monaco, this carefully renovated apartment offers an exceptional setting.

Product type	Penthouse/Roof	Num rooms	4
Total area	135.15 m <sup>2</sup>	Num bedrooms	2
Living area	75.15 m <sup>2</sup>	Num cellars	1
Terrace area	60 m <sup>2</sup>	City	Beausoleil
View	Sea & City	Country	France
Condition	Very good condition	Floor	4
In collaboration with	SEA CAP IMMOBILIER	Release date	Now
Annual costs	1 677 €		

Beautiful 3/4 room apartment of 75 m<sup>2</sup> (59 m<sup>2</sup> Carrez law) spread over two levels and composed as follows:

On the main level, a lovely entrance leading to, on the sea side, a 16 m<sup>2</sup> living room with a Bow Window and a 14 m<sup>2</sup> dining room also facing "south" which can very easily be transformed into a bedroom, "seaside".

On the courtyard side, an 11 m<sup>2</sup> bedroom, an independent 8 m<sup>2</sup> kitchen, fitted and equipped, as well as a shower room with toilet, complete the floor.

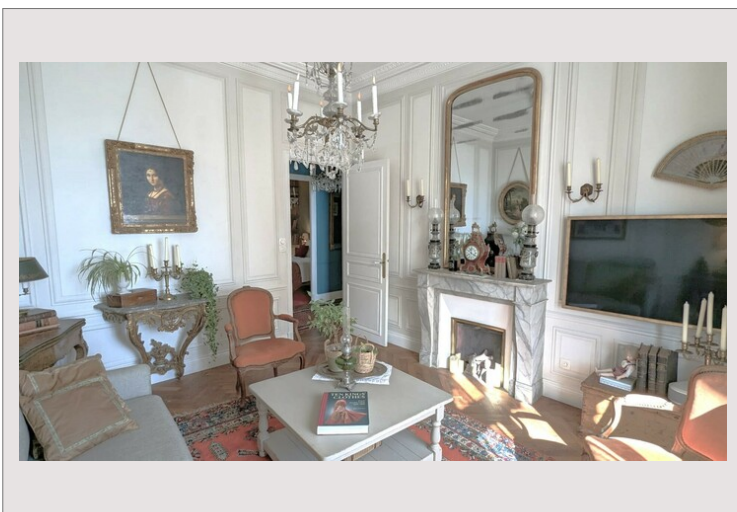
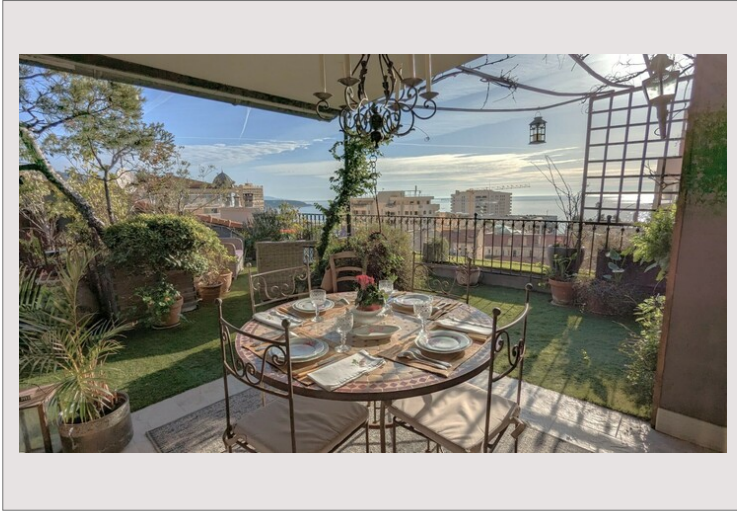
On the upper floor, a 16 m<sup>2</sup> (air-conditioned) veranda which can very easily serve as a third bedroom.

With a 60 m<sup>2</sup> roof terrace equipped with its summer kitchen, dining area, lounge area, all in a landscaped and wooded environment of the most beautiful effect.

A spacious 6 m<sup>2</sup> cellar completes this offer.

Possibility to acquire a parking space nearby at an additional cost.

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