

## ARMORIAL - La Rousse - Family Apartment - 3-Bedroom Apartment - Mixed

For sale Monaco

Use  
**Sole agent**

4 950 000 €

In the La Rousse district, within immediate proximity of the International School of Monaco, the Larvotto beaches and the Monte-Carlo Country Club, this spacious apartment offers generous volumes and a layout well suited to family living. Located in a residence with concierge service featuring two separate entrances, one on Avenue des Giroflées and the other on Boulevard d'Italie, it also offers excellent potential for office or mixed-use purposes.

Product type	Apartment	Num rooms	4
Total area	180 m <sup>2</sup>	Num bedrooms	3
Living area	144 m <sup>2</sup>	Building	Armorial
Terrace area	36 m <sup>2</sup>	District	La Rousse - Saint Roman
View	City	Exposure	East
Condition	Very good condition	Floor	1
Release date	Libre	Usage mixte	Yes

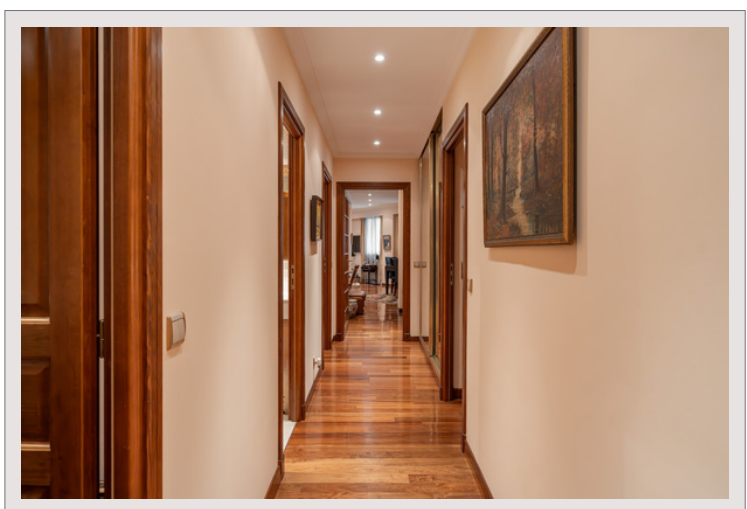
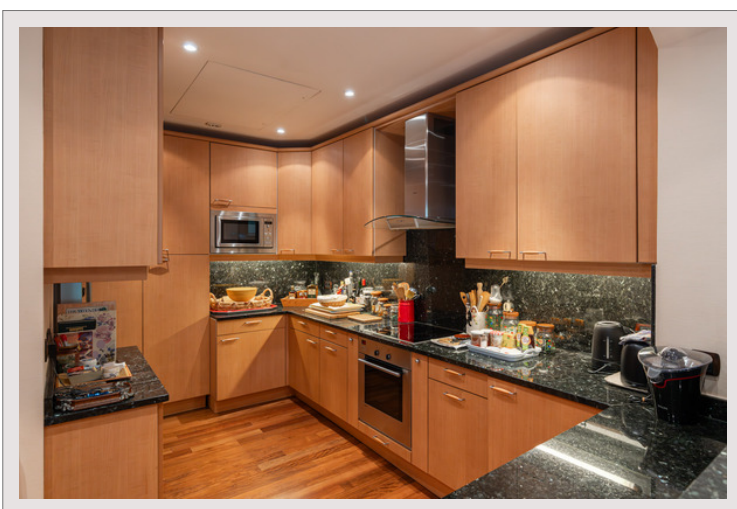
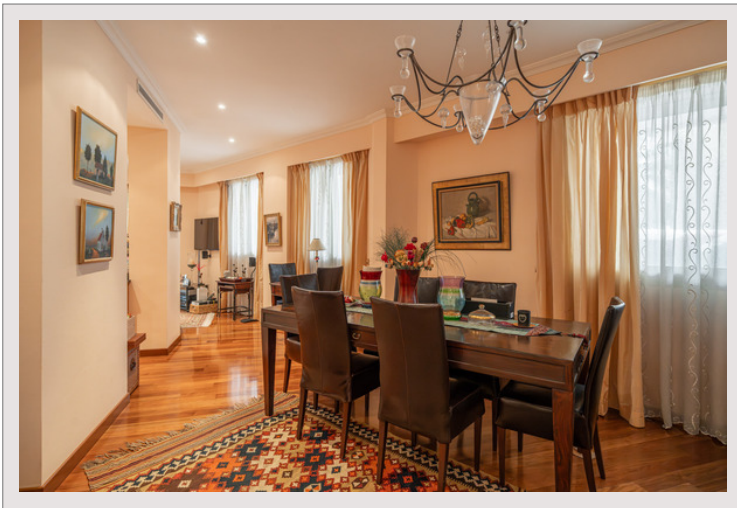
Situated within a residence with concierge service, this mixed-use apartment offers 144 sqm of living space complemented by 36 sqm of terraces. Located on the first floor on the Boulevard d'Italie side, it benefits from a practical layout and comfortable volumes.

The entrance hall with built-in storage leads to a living room and dining area positioned on the façade. The spacious fully fitted kitchen opens onto a relaxation area with direct access to the terrace.

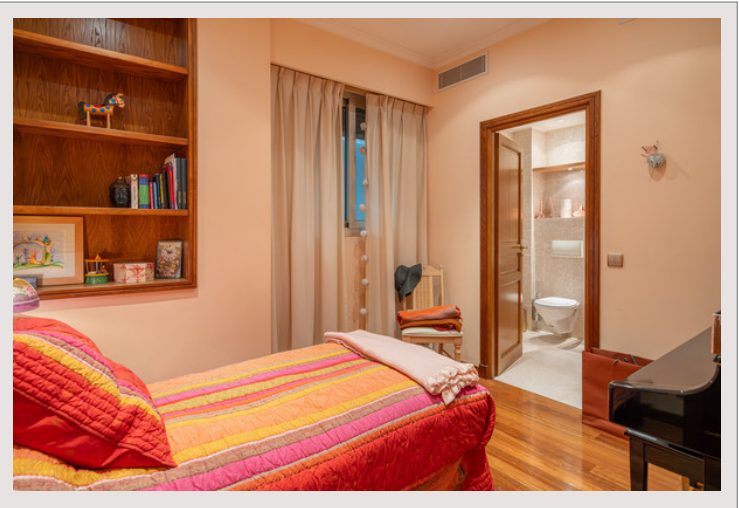
The principal bedroom, also located on the façade, features built-in wardrobes, an en-suite shower room with toilet and a private balcony. A second bedroom with fitted storage is complemented by a bathroom with toilet and window. A third, more compact bedroom benefits from its own shower room with toilet.

Thanks to its layout and mixed-use status, the apartment is equally suited as a family residence or for professional and office use.

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