

## PLEASANT 2 PIECES MIXED - LE BOTICELLI

For sale Monaco

2 000 000 €

Charming apartment of 54 m<sup>2</sup> on the ground floor of the Botticelli residence in Fontvieille.

MIXED USE: Home & Office

Product type	Apartment	Num rooms	2
Total area	58 m <sup>2</sup>	Num bedrooms	1
Living area	54 m <sup>2</sup>	Num cellars	1
Terrace area	4 m <sup>2</sup>	Building	Botticelli
View	Town	District	Fontvieille
Exposure	West	Condition	Very good condition
Floor	Ground floor	Release date	31/10/24
Usage mixte	Yes		

### Beautiful two-room apartment in mixed use in the Botticelli residence, Fontvieille district.

Located on the ground floor, the apartment offers a pleasant living environment. The property consists of:

- Living room with loggia
- Fully equipped kitchen
- Bedroom
- Shower room
- Laundry
- Cellar

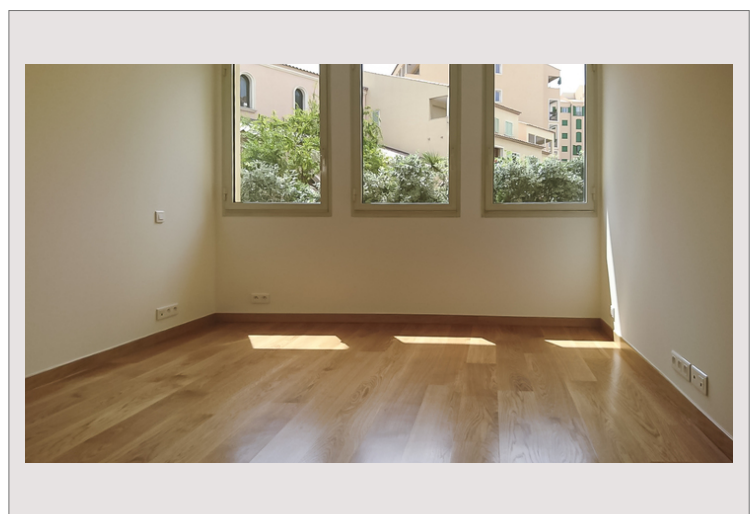
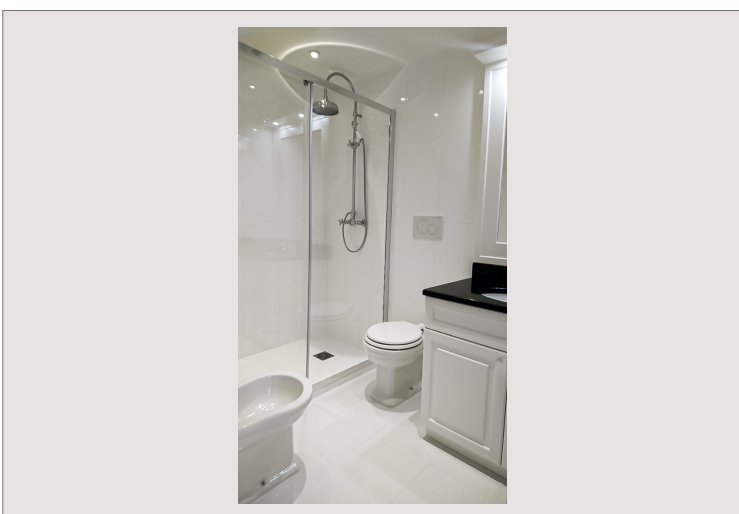
**As the apartment is "mixed-use", it is possible to use or rent the property as a home or office.**

The residence with concierge offers a 24-hour parcel reception and security service with regular rounds.

**The apartment is rented until 31/10/23** under the following conditions:

- Rent €4,350.
- Monthly charges 460€.

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