

## CAP D'AIL - ADJACENT TO MONACO - 4 ROOM APARTMENT

Reference 16072025000007



### DESCRIPTION OF THE PROPERTY

Just a few steps from Monaco and the Fontvieille district this fully renovated sixty nine square meter through apartment represents a rare opportunity for seasonal rental investment or to accommodate staff working in the Principality. Located in a quiet and well connected area it features an entrance, a large bright double living room, an independent fully fitted and equipped kitchen, two comfortable bedrooms, a contemporary shower room and a separate toilet. The layout has been redesigned to maximize comfort and functionality while maintaining a modern and refined style. A cellar completes this property ideally located at the gates of Monaco with quick access to shops, public transport and all Monégasque infrastructure.

**Euro 430 000**

### FEATURES

City	Cap D'Ail	Surface :	70 m²
Honorary payable by :	seller	Date of energy audit :	05/26/2023
Maximum amount of energy costs :	Euro / year 1 320	Minimum amount of energy costs :	Euro / year 940
Carrez surface :	69 m²	Number of pieces :	4 pieces

**JLR IMMO**

Monday: 09:00–13:00 / 14:00–18:30 Tuesday: 09:00–13:00 / 14:00–18:30 Wednesday: 09:00–13:00 / 14:00–18:30 Thursday: 09:00–13:00 / 14:00–18:30 Friday: 09:00–13:00 / 14:00–18:00 Saturday: Closed Sunday: Closed

Number of bedrooms :

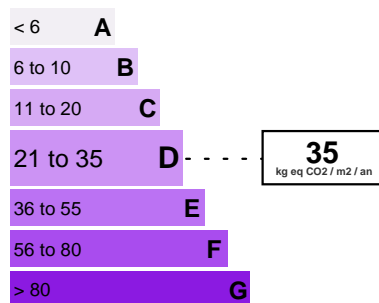
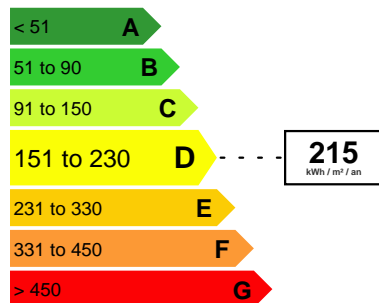
3

Cellar surface :

4 m<sup>2</sup>

Number of cellars :

1



Date of energy audit : 05/26/2023











