



1 490 000 €

For sale apartment

5 rooms

Surface : 116 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Mer panoramique

Features :

Secured residence, Calm, residential

4 bedroom

1 terrace

1 bathroom

1 shower

2 parkings

2 cellars



## Apartment Beausoleil

Beautiful 4 bedroom apartment with a living area of 116 sqm, featuring a large 230 sqm roof terrace with exceptional views of the sea and Monaco. This exceptional property, located on the top floor of a small residence, offers a privileged living environment in Beausoleil. It comprises a 39 sqm living room, four bedrooms, a bathroom, a shower room and a fitted kitchen. There are also two parking spaces and two cellars. South-facing, this flat opens onto a 23 m<sup>2</sup> balcony. Enjoy all the modern comforts, with individual heating and reversible air conditioning! Located in a quiet, secure residence in a residential area. Contact us now to arrange a viewing.

### Legal information

1 490 000 €

Fees paid by the owner, well condominium (5 lots in the condominium), annual current expenses 4 176 € (348 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1035 and 1401 € (reference year 2024)  
Document non contractuel - 21/12/2024

