



449 000 €

**For sale apartment**

**4 rooms**

**Surface : 69 m<sup>2</sup>**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : renovated**

**Building condition : good**

**Features :**

Double Glazing, Calm

2 bedroom

1 shower

1 WC

1 cellar



## Apartment Cap-d'Ail

**MONACO BORDER:** Just a few meters from Monaco and the Fontvieille district, 4-room apartment (currently in 3-room configuration) completely renovated. Air conditioning, equipped kitchen, everything is new in this apartment located on the border of Monaco. Ideal for a working family or for a rental investment. To visit quickly.

### Legal information

449 000 €

Fees paid by the owner, well condominium (12 lots in the condominium), annual current expenses 3 338 € (278 € 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) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 940 and 1320 € (reference year 2021)  
Document non contractuel - 26/12/2024

