

## BEAUTIFUL 2 ROOM APARTMENT WITH TERRACE - MIXED USE

## For sale Monaco

# 2 310 000 €

Pleasant 2-room apartment of  $51 \text{ m}^2$  with terrace on the ground floor of the residence Le Donatello in Fontvieille.

MIXED USE: Home & Office

Possibility of using the property for residential or professional purposes, with the possibility of establishing the headquarters of a company there.

Product type	Apartment	Num rooms	2
Total area	59 m²	Num bedrooms	1
Living area	51 m²	Num cellars	1
Terrace area	8 m²	Building	Le Donatello
View	Town	District	Fontvieille
Floor	RDC	Release date	31/03/2023
Annual costs	5 520 €	Usage mixte	Yes

#### Beautiful 2-room apartment in mixed use in the residence Le DONATELLO in Fontvieille.

The apartment, located on the ground floor, offers comfortable living areas and plenty of storage space. The 8 m<sup>2</sup> loggia, open to the living room and bedroom, brings light and increases the sensation.

The property consists of:

- Large living room with loggia
- Fully equipped kitchen
- Bedroom
- Shower room
- Dressing
- 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 31/03/24 under the following conditions:

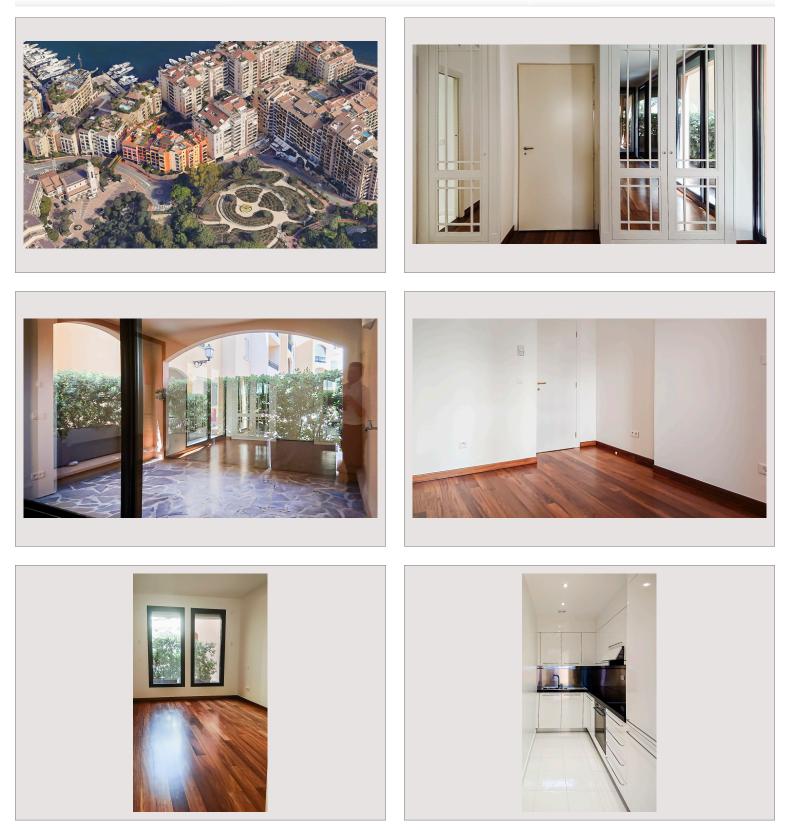
Rent €4,300. Monthly charges 500€.





Exclusive Estate Monaco 23 Bd Princesse Charlotte 98000 Monaco Phone : +377 97 98 15 49 www.exclusive-estate.mc

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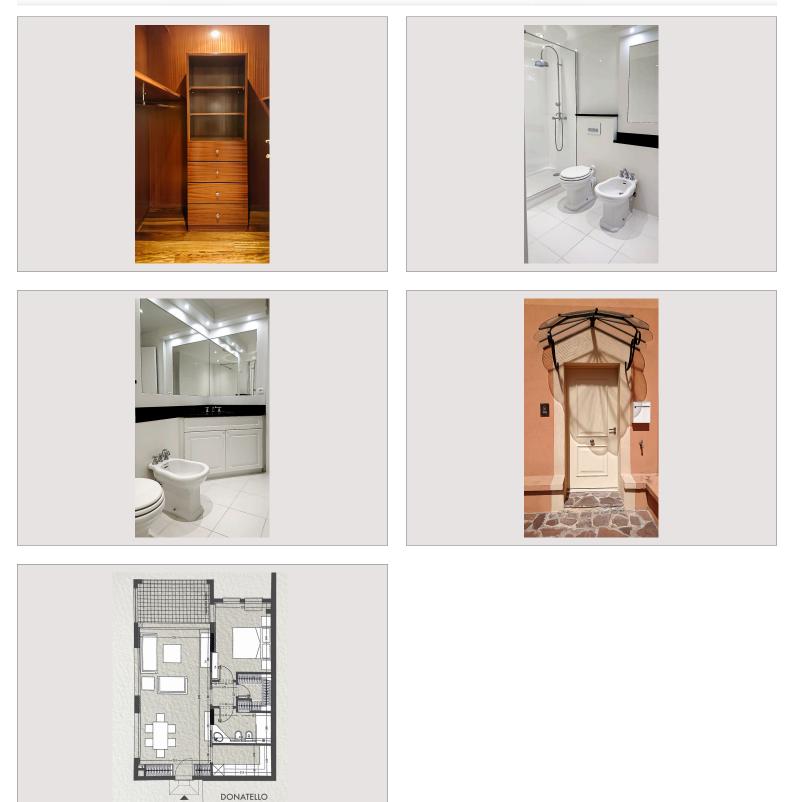


This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.



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