

## CHATEAU PERIGORD II - BD ITALIE - BEACH AREA

For sale Monaco

**Co-exclusive**

5 200 000 €

Dream location, located on the Boulevard d'Italie, the Residence is close to the beaches of Larvotto and 5 minutes from the Casino Monte Carlo. Charming 2 Bedrooms apartment with the possibility of creating a third bedroom. Cellar in the residence.

Product type	Apartment	Num rooms	3
Total area	126 m <sup>2</sup>	Nb. bedrooms	2
Living area	106 m <sup>2</sup>	Num parking	1
Terrace area	20 m <sup>2</sup>	Num cellars	1
View	-	Residence	Château Périgord II
Exposure	South-East	Area - District	La Rousse - Saint Roman
Condition	Very good condition	Annual costs	9 200 €

- Prestigious residence offering an exclusive and refined lifestyle
- 24/7 concierge service for comfort and security
- Less than 10 minutes' walk from the Casino Monte Carlo & 3 minutes' walk from Monaco's beaches
- 2 bedrooms apartment, modern, in good condition
- Large double living room facing south-east, very bright
- Fully equipped independent kitchen with direct access to the terrace
- Two stunning bedrooms with en-suite bathrooms and fitted wardrobes
- Office space in the living room
- Cellar in the residence. Parking is available (+ 450.000 €)
- Possibility to transform the apartment into a 4-room apartment with 3 beautiful bedrooms

Monaco's La Rousse district, located at the top of the Principality, offers tranquility and refinement, overlooking panoramic views of the sparkling waters of the Mediterranean. This area stands out for its luxurious residences, next to Larvotto beach, luxury hotels such as Le Meridien Beach Plaza, Monte Carlo Bay and high-end amenities, attracting a demanding international clientele looking for a privileged lifestyle.



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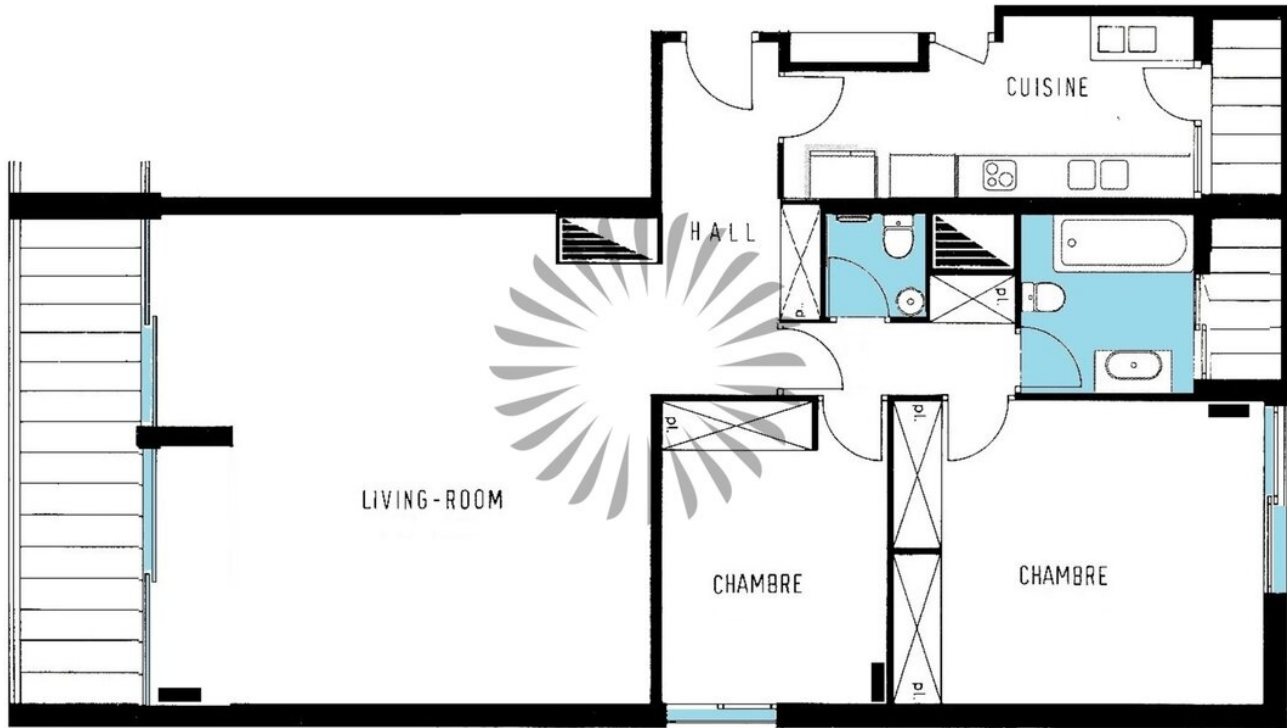
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