



**For sale Monaco - Monte-Carlo**  
**HERSILIA - STUDIO WITH TERRACE - NEAR THE BEACHES**

**2.200.000 €**

**1**  
Rooms

**1**  
Bathroom

**57 sqm**  
Total area

Ideal for rental investment or for a "pied-à-terre" in the Principality. Spacious studio located a stone's throw from the beaches, in a residence with concierge. Renovation project for the transformed into a large 2-room studio with sleeping area on request.

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V1588  
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## Property features

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Product type :	Apartment	Num rooms :	Studio
Building :	Hersilia	District :	Monte-Carlo
Living area :	42 m <sup>2</sup>	Terrace area :	15 m <sup>2</sup>
Total area :	57 m <sup>2</sup>	Bathroom :	1
Cellar :	1	Condition :	Good condition
Mixed use :	Yes	View :	Garden
Exposure :	East	Release date :	To be determined
Ref. :	V1588		

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## Descriptions

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Situated in a quality residence with concierge, ideally located just a stone's throw from the Larvotto beaches, the prestigious Carré d'or and its Casino, and Place des Moulins by lift.

This ground-floor studio boasts high ceilings. It comprises an entrance hall, a spacious living room with plenty of built-in storage space, a shower room with toilet and a fully-equipped kitchen. A private terrace is accessible from the main room.

An architect-designed redevelopment project, offering the opportunity to create an optimized living space with a separate sleeping area, is available upon request.

This flat is for mixed residential and professional use, excluding any commercial or industrial activity.

A 17 sq.m cellar in the residence with 4 metre high ceilings in addition to the price of the apartment.

*Note: Several images are projections illustrating the apartment and terrace after potential renovation.*







