

APARTMENT - 7 PIÈCE(S) - 396.44 M²

2 900 000 €



Surface :	396.44 M ²
Style immeuble :	BELLE ÉPOQUE
Etat :	Requires updating
Pièces(s) :	7
Chambre(s) :	0
Bains/Douches :	NC
Toilette(s) :	NC
Surface séjour :	NC
Balcon(s) :	NC
Terrasse(s) :	NC

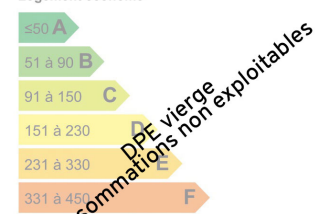
Etage :	5th
Exposition :	South
Vue :	Panoramic
Chauffage :	Air-conditioning
Eau chaude :	Individual
Parking(s) :	NC
Garage(s) :	1
Cave :	1
Taxe foncière :	7 565,00 €
Charges :	NC

BEAUSOLEIL : Built between 1898 and 1903 in Beausoleil for the *Compagnie des Wagons-Lits* by architect Georges Chedanne, the Riviera Palace features an Italianate Belle Époque style, with ochre facades and blue majolica balustrades. It boasts a magnificent winter garden—complete with rockeries and subtropical plants—topped by a sumptuous glass roof designed and constructed by Gustave Eiffel.

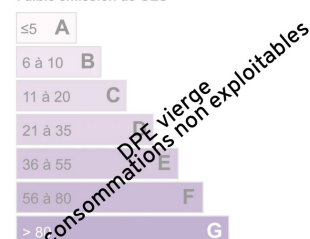
Within this prestigious complex, we offer four exceptional apartments combined into a single lot on the fifth-floor landing: the first is a 2/3-room apartment (currently tenanted) measuring 85 m². It features air conditioning and a south-facing aspect with magnificent views of the sea and Monaco. The layout includes a dining room with a loggia, a living room, a separate kitchen, a bathroom with a toilet, and a mezzanine serving as a bedroom with its own shower room and toilet.

The second apartment—vacant and south-east facing with magnificent sea and Monaco views—measures 155 m² and includes air conditioning. It comprises a lovely entrance hall, a dining room with a period fireplace, a living room with a fireplace, a bedroom with a walk-in closet, a shower room with a toilet, a separate kitchen, a guest toilet, and ample storage closets. It also features a mezzanine serving as a bedroom, complete with two walk-in closets and a bathroom

Logement économe



Faible émission de GES



Forte émission de GES

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with a toilet. Renovation work is required.

The final two apartments are spacious studios (65 m² and 70 m²) facing north-east. They are very bright and feature an entrance, a main living area, a kitchen, a bathroom with a toilet, and a mezzanine serving as a bedroom with a toilet.

A garage, a cellar, and a storage unit complete this exceptional property.

Agency fees of 5% included, payable by the seller.

PRESTATIONS : Air-conditioning, Double glazing, Lift, Listed historic building, Digicode, Caretaker, Intercom, Security door