



## Beaulieu s/mer Center "Diane" 4-room 113m<sup>2</sup> - Crossing

Beaulieu-sur-Mer

**935 000 €**

Fees charged to the seller

<b>4</b> Rooms	<b>3</b> Bedrooms	<b>113</b> sq. m	<b>2</b> Floor	<b>Excellent condition</b> Condition
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### DESCRIPTION

BEAULIEU S/MER - CENTER: EXCLUSIVE, come and fall under the spell of "Diane", magnificent 4-room apartment of approximately 113m<sup>2</sup> with very good amenities, in the heart of Beaulieu, in a beautiful bourgeois building, secure and very well inhabited.

This precise location is sought after, close to amenities, shops, 5 minutes from the beaches but also very good schools. You can also reach Monaco very easily, either by road or by the train station which is located just below.

The apartment, in excellent condition, offers generous volumes as evidenced by its living room of almost 45m<sup>2</sup>. The rooms, in absolute calm, are also very nice sizes, all equipped with a dressing room. The master bedroom (21m<sup>2</sup>) is equipped with a shower room with toilet and a large dressing room. It also has an additional bathroom and a separate toilet.

You will appreciate the character of this construction with its high ceilings and its beautiful parquet flooring. On a high floor, you will benefit from the light thanks to the double exposure, its beautiful bay windows and its unobstructed view. The distribution is very pleasant and the air circulates very well thanks to the fact that the apartment is through. The quality of the services of this property is to be lifted and meets all modern comforts: double glazing, reversible air conditioning, tailor-made Italian kitchen, fiber optic etc.

Don't miss this great opportunity to live in this gem in the heart of Beaulieu.

A large cellar completes the property. Basement parking is available at an additional cost.

Energy class C - Co-ownership of 15 residential lots - Annual charges 1780 euros - Property tax 1066 euros - No procedure in progress.

### PHOTOS



**ROOM DETAILS**

Entrance	10.9 m <sup>2</sup>	Shower room / Lavatory	2.5 m <sup>2</sup>
Bedroom	10.8 m <sup>2</sup>	Walk-in wardrobe	8.4 m <sup>2</sup>
Bedroom	16 m <sup>2</sup>	Living/dining/kitchen area	42.6 m <sup>2</sup>
Lavatory	1 m <sup>2</sup>	Balcony	1
Bathroom	7.8 m <sup>2</sup>	Balcony	1
Bedroom	13 m <sup>2</sup>		

**ENERGY RATING (DPE)**



**GREENHOUSE GAS (GHG)**



**FINANCIAL DETAILS**

Service charges: **149 €/Month**

Property tax: **1066 €/an**

### ADDITIONAL INFORMATION

View type : **Slight**

Exposure : **South-west**

Heating : **Chauffage par air-conditioning individual electric**

Landscape : **Sea, City**

Year built : **1901**

Legal proceedings : **Pas de procédure en cours**

### AMENITIES

Double glazing Intercom Internet Lift Optical fiber

### NEARBY

Beach Bus Doctor Movies Nursery On main road Primary school Public parking Sea Sea port Secondary school Shops Sport center  
Supermarket Taxi Tennis Town centre Train station