

RARE Investment Opportunity 3 Bedroom Apartment

3 300 000 €

ABOUT

District
Monte-Carlo

Room(s)
4

Total area
91 m²

Bedroom(s)
3

Located on the first and top floor of an elegant bourgeois building, set within a quiet and discreet impasse in the heart of Monaco, this 91 sqm apartment offers exceptional potential for transformation.

The property is distinguished by its impressive 3-metre-high ceilings, generous proportions and authentic architectural character, providing the perfect foundation for a refined renovation in a classic Bourgeois or Haussmannian style.

The apartment currently comprises three bedrooms, a bright living room, one bathroom with WC, as well as a separate guest WC with washbasin.

Thanks to its well-proportioned layout and spacious volumes, the property offers excellent scope for reconfiguration, including the possibility of creating additional bathrooms, optimising the distribution of the rooms and enhancing the overall flow of the residence.

Requiring a complete renovation, this apartment represents a rare opportunity to create a truly bespoke and sophisticated home in one of Monaco's most central locations. Its high ceilings, elegant proportions and timeless bourgeois character provide all the ingredients to create an exceptional residence combining classic charm with contemporary comfort.

An ideal opportunity for investors or private buyers wishing to create a distinctive and refined home in the Principality.

Free of law restrictions.

SPECIFICS

Ref:	11012
District:	Monte-Carlo
Total area:	91 m²
Living area:	91 m²
Room(s):	4
Bedroom(s):	3
Bathroom(s)	1

PICTURES



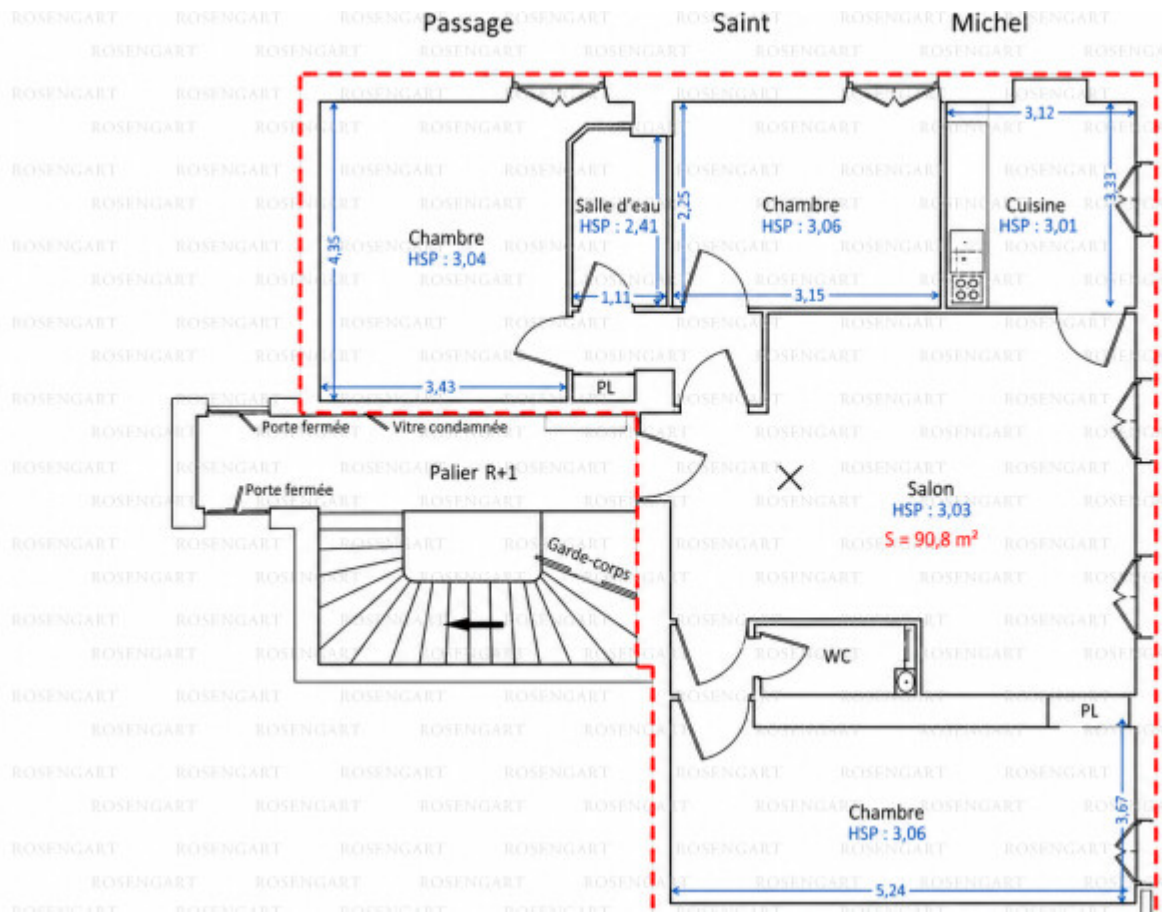









FLOOR PLAN


Passage
Saint
Michel
Chambre
HSP : 3,04
4,35
Salle d'eau
HSP : 2,41
2,25
Chambre
HSP : 3,06
3,12
Cuisine
HSP : 3,01
3,33
1,11
3,15
3,43
PL
Porte fermée
Vitre condamnée
Palier R+1
Porte fermée
Garde-corps
Salon
HSP : 3,03
S = 90,8 m²
WC
PL
Chambre
HSP : 3,06
3,67
5,24