

## BEAUSOLEIL | 2 BUILDINGS | 18 ROOMS

For sale France

2 070 000 €

Type	For sale	Living area	311 sqm
Product type	House	Bedrooms	+5
Number of rooms	18	Parkings	1
District	Centre		
City	Beausoleil		
Country	France		

**BEAUSOLEIL - 2 buildings** : A rare opportunity in Beausoleil! Ideal for investors or property developers, these **two well-located buildings** offer incredible potential just steps away from Monaco. Easily accessible via escalators, with parking and sea views on the first and second levels, both properties are prime for renovation, boasting high ceilings and a southern exposure with sea views.

### First Building:

- Ground floor (67.72 m<sup>2</sup>): Main room (Bar), kitchen, WC, hallway, boiler room, bathroom, and WC.
- Level 1 (55.03 m<sup>2</sup>): Kitchen, living room, entrance, bedroom, bathroom with WC.
- Level 2 (57.42 m<sup>2</sup>): Living room, kitchen, bedroom, bathroom with WC, storage.
- Cellar: 35.00 m<sup>2</sup>
- Parking
- **Total:** 215.17 m<sup>2</sup>

### Second Building:

- Ground floor studio (15.40 m<sup>2</sup>): Bedroom, kitchen, bathroom with WC.
- Living room: 15.00 m<sup>2</sup>
- Level 1: Ten bedrooms ranging from 6.10 m<sup>2</sup> to 8.50 m<sup>2</sup> each.
- Bathroom with WC: 3.43 m<sup>2</sup>
- **Total:** 95.63 m<sup>2</sup>

**Total Surface Area of both buildings:** 310.80 m<sup>2</sup>

**Construction Year:** Before January 1, 1949

**Heating:** Electric

**No individual villa charges**

**Property Tax:** €3,794 per year

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