

## BEAUTIFUL 2 ROOMS MIXED USE WITH PARKING NEAR THE BEACHES OF LARVOTTO

### For sale Monaco

In a residence with concierge, just next to the beach of Larvotto, we offer this two rooms currently arranged as an office, which can be transformed into residential use by installing a kitchen.

Parking included in the sale price.

Ideal as a rental investment with a return of 2% that can be guaranteed by a lease of several years or as a pied-à-terre.

Product type	Apartment	Rooms	2 rooms
Total area	66 m <sup>2</sup>	Bedrooms	1
Living area	54 m <sup>2</sup>	Parking	1
Terrace area	12 m <sup>2</sup>	Building	Vallespir
Condition	Good condition	District	Larvotto
Usage mixte	Oui		

In a residence with concierge just next to the beach of Larvotto, we offer this apartment currently converted as an office, which can be transformed into residential use by installing a kitchen.

Parking included in the sale price.

Ideal as a rental investment with a return of about 2% that can be guaranteed by a lease of several years or as a pied-à-terre.



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