LEGGETT
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Ref: A48657OVI06 Price: 1 190 000 EUR

agency fees to be paid by the seller

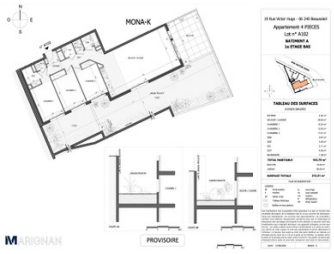
Beausoleil - Bordering Monaco. Off-plan bright 3 bedroom apartment with private garden, 2 parkings included













INFORMATION

Town:	Beausoleil
Department:	Alpes-Maritimes
Bed:	3
Bath:	1
Floor:	104 m2
Outside Space:	109 m2

IN BRIEF

Beausoleil - Rare opportunity with this off-plan property.
Literally located on the border with Monaco, this is an intimate new development (only 11 apartments) including all the contemporary features and walking distance to all amenities.
Located on the 1st floor this a bright and large 3 bedroom apartment including : an entrance, a large living room with an open plan kitchen opening unto a large terrace, 3 bedrooms, 2 bathrooms, 2 toilets, a laundry room. All bedrooms and living room have access to the South facing private garden.
Sold with 2 private parkings.

Completion set for 4th quarter 2028.

Low notary fees.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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DESCRIPTION

BEAUSOLEIL, AN EXCEPTIONAL PLACE TO LIVE ON THE BORDER WITH MONACO

Situated on the hills above the Principality, between the Mediterranean and the foothills of the Alps, Beausoleil enjoys a privileged location, just a stone's throw away from Monaco. Acting as a true link between the Côte d'Azur and the Principality, the town charms visitors with its residential character, its architectural heritage and its exceptional panoramic views of the Mediterranean.

A town on a human scale, Beausoleil offers a living environment that is both lively and unspoilt. Its town centre is home to local shops, markets, restaurants, schools and everyday amenities, allowing residents to enjoy a friendly local lifestyle whilst benefiting from the appeal and international influence of Monaco.

Its immediate proximity to the Principality is one of Beausoleil's main attractions. In just a few minutes, you can reach Monaco and its many economic, cultural and leisure hubs: business districts, upmarket shops, the harbour, beaches, sports facilities and international events. This prime location makes Beausoleil a particularly sought-after destination for professionals working in Monaco as well as for those wishing to enjoy its exceptional surroundings, whilst benefiting from the lifestyle of a French commune.

Beausoleil also stands out for its remarkable architecture, inherited in particular from the Belle Époque, as well as for its sloping streets offering magnificent views of the sea and the coastline. Numerous vantage points allow visitors to fully appreciate the beauty of the Côte d'Azur landscape, between the town's colourful façades, the surrounding hills and...

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