1 room in Carre d'Argent

€225,000

Carre d'Argent · 1 room · 23 m² in size

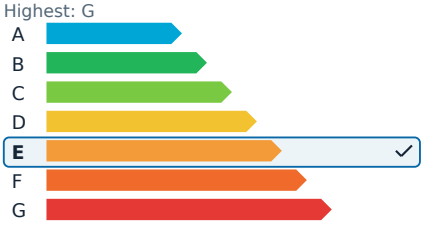


Key details

Surface area	**23 m²**
Rooms	**1**
Floor	**3rd**
Lift	**Yes**

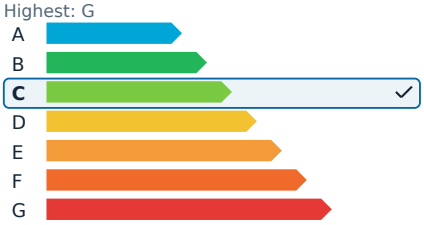
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This studio apartment, just a short walk from the sea, is surrounded by a variety of restaurants, shops, schools, and convenient tram access. Its central location makes it an attractive choice for both daily living and rental opportunities.

Recently renovated, the studio spans approximately 23 square meters on the third floor. It features a well-thought-out layout with modern amenities. The living space includes a fully equipped semi-open kitchen, a bathroom with a window for ventilation, and ample storage space in the entryway. The apartment benefits from ducted air conditioning and double glazing, ensuring comfort throughout the year.

The property is sold fully furnished, making it an ideal turnkey solution for rental investments or first-time buyers. The condominium has low charges and provides collective heating. With an estimated rental value between €900 and €950 per month, including charges, it is particularly appealing for student rentals or furnished accommodation.

The annual charges for the property are €1,140, covering heating, cold water maintenance, and cleaning of common areas. Agency fees are payable by the purchaser.

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