1 room in Carre d'Or

€210,000

Carre d'Or · 1 room · 22 m² in size

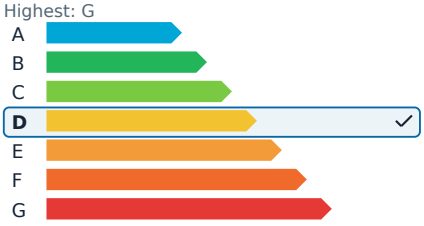


Key details

Surface area	**22 m²**
Rooms	**1**
Floor	**1st**
Lift	**Yes**
Annual charges	**€930 /yr**

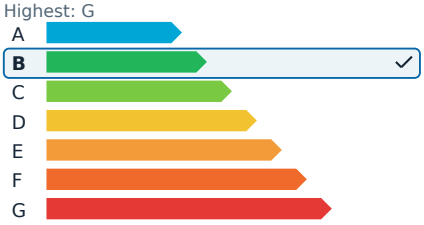
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the highly sought-after Carré d'Or, this charming studio with a mezzanine offers an optimized layout and exceptional location, just steps away from shops and the sea. On the first level, you will find an entrance with a separate toilet and a pleasant living area with a fully equipped open-plan kitchen. Upstairs, the mezzanine, with a ceiling height exceeding 1.80 meters, features a comfortable bedroom with a large built-in closet and a functional shower room.

This quiet and bright apartment provides an ideal living environment, whether for a pied-à-terre or a rental investment. It is perfectly suited for seasonal rentals, offering excellent potential for profitability.

The property is part of a co-ownership comprising 36 lots, with no ongoing legal proceedings. Annual charges amount to 930 euros. Agency fees of 2.44% including tax are payable by the buyer.

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