2 rooms in Carre d'Argent

€333,000

Carre d'Argent · 2 rooms · 56 m² in size

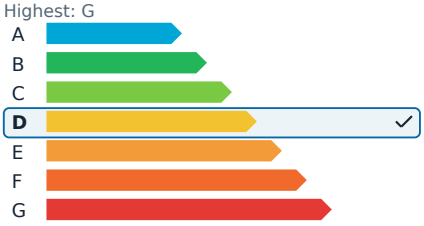


Key details

Surface area	**56 m²**
Rooms	**2**
Lift	**Yes**
Annual charges	**€1,538 /yr**

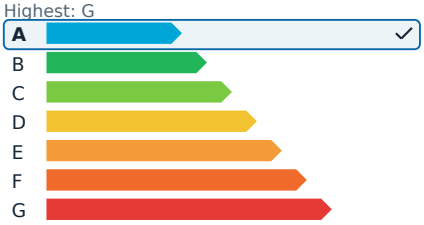
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

Discover a charming two-room attic apartment in the heart of the highly sought-after Carré d'Or, just steps away from Place Masséna, the sea, and some of the most coveted addresses. This delightful apartment is situated on the fifth and top floor of a beautifully maintained bourgeois building with an elevator.

Offering approximately 40 m² of Carrez law space (56 m² total floor area), the apartment features an entrance, a pleasant living room with an open kitchen, a bedroom, and a bathroom with a toilet. The east-west orientation ensures abundant natural light throughout the day, enhanced by Velux windows in every room.

The apartment is in excellent condition and equipped with air conditioning, providing a comfortable living environment. It is ideal for a pied-à-terre, a first-time purchase, or a rental investment. The location is exceptional, with immediate access to all amenities, public transportation, and beaches.

This property is part of a co-ownership with no ongoing legal proceedings. The quarterly management charges amount to 414.88€. The energy consumption is rated at 201 kWhep/m² per year, with greenhouse gas emissions at 6 kgeqCO2/m² per year.

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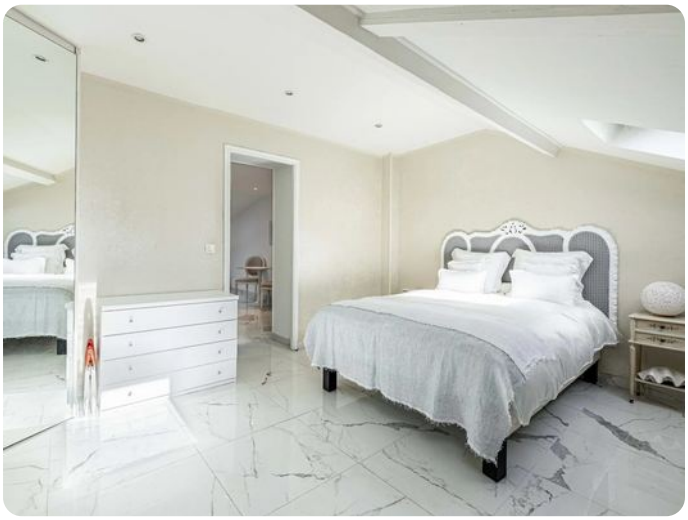
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