# 2 rooms in Carre d'Argent

**€380,000**

Carre d'Argent · 2 rooms · 40 m² in size




## Key details

| | |
|---|---|
| Surface area | **40 m²** |
| Rooms | **2** |
| Floor | **5th** |
| Lift | **Yes** |
| Balcony | **Yes** |
| Annual charges | **€1,560 /yr** |

**DPE (Energy)** **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

**GES (Emissions)** **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

## Description

In the heart of Carré d'Or on rue du Maréchal Joffre, this beautifully renovated two-room apartment offers a serene retreat on a high floor with courtyard views. Just a short distance from the beaches, shops, restaurants, and cinemas, it permits short-term rentals, making it versatile for various needs. The apartment spans 39.12 square meters, is bathed in natural light with a southwest exposure, and is located on the fifth of six floors in a prestigious building with an elevator.

The interior features a generous ceiling height of 3 meters, complemented by elegant moldings and parquet flooring, and is equipped with air conditioning for comfort. The layout includes an inviting entrance, a spacious living area with a fully equipped open kitchen totaling 23 square meters, a charming 12-square-meter bedroom, a bathroom with a toilet, and a small balcony for a touch of outdoor space.

Monthly charges are 130 euros, covering heating, cold water, maintenance of common areas, and the elevator. The property tax is 900 euros.

# 2 rooms in Carre d'Argent

**€380,000**

Carre d'Argent · 2 rooms · 40 m² in size






# 2 rooms in Carre d'Argent

**€380,000**

Carre d'Argent · 2 rooms · 40 m² in size


















# 2 rooms in Carre d'Argent

**€380,000**

Carre d'Argent · 2 rooms · 40 m² in size







