2 rooms in Carre d'Argent

€380,000

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

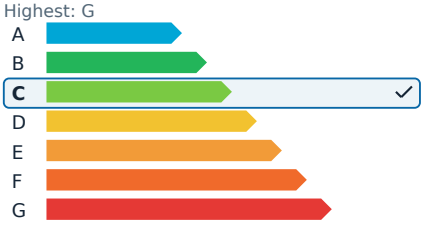


Key details

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

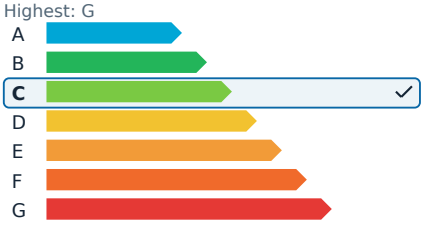
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the vibrant Carré d'Or district on rue du Maréchal Joffre, discover a beautifully renovated two-room apartment offering peace and quiet with its courtyard view. This bright and airy property spans 39.12 square meters and is positioned on the fifth floor of a six-story luxury building, complete with an elevator. The apartment boasts a sunny southwest exposure, a generous ceiling height of three meters, elegant moldings, and parquet flooring, all complemented by air conditioning.

The layout includes an inviting entrance leading to a spacious living room with an open-plan, fully equipped kitchen covering 23 square meters. The charming 12-square-meter bedroom provides a cozy retreat, while the modern bathroom comes with a shower and toilet. A small balcony adds a touch of outdoor space, perfect for enjoying the pleasant surroundings. This property is ideally located near beaches, shops, restaurants, and cinemas, with short-term rentals permitted, making it suitable as a primary residence, rental investment, or a convenient pied-à-terre.

Monthly management costs are 130 euros, covering heating, cold water, maintenance of common areas, and the elevator. The property also has a property tax of 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





