2 rooms in Carre d'Argent

€420,000

Carre d'Argent · 2 rooms · 48 m² in size



Key details

Surface area	**48 m²**
Rooms	**2**
Floor	**3rd**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A	
B	
C	✓
D	
E	
F	
G	

GES (Emissions) **A**

Lowest: A
Highest: G

A	✓
B	
C	
D	
E	
F	
G	

Description

Just a short walk from the Coulée Verte and Place Masséna, this apartment offers an ideal setting with its proximity to shops, transport links, and easy access to the sea. Located on the third floor of the prestigious "Le Donatello" residence, the building features an elevator and a 24-hour caretaker to ensure convenience and security.

The apartment itself, though in need of some refreshing, is thoughtfully laid out. It includes an entrance with a cupboard, a bright living room, a separate equipped kitchen, and a bedroom with ample storage space. The bathroom and separate toilet complete the interior layout. A highlight of the property is the spacious southwest-facing terrace, exceeding 15 m², perfect for enjoying the sun.

The apartment is fitted with double-glazed windows, making it suitable for use as either a primary or secondary residence. Additionally, there is an option to purchase a large garage within the residence for €65,000.

Annual charges for the property are €2,800, which cover cold water, elevator maintenance, cleaning of common areas, and the 24-hour caretaker service. Agency fees are payable by the purchaser.

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