2 rooms in Carre d'Argent

€159,500

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



Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**6th**
Lift	**Yes**

DPE (Energy) **G**

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

This charming property is situated in a desirable building dating back to the 1800s, conveniently close to the train station and Avenue Jean-Médecin. The area offers easy access to all amenities, public transport, and the beach, all within walking distance.

The apartment is located on the top floor of a six-story building, with an elevator that reaches up to the fifth floor. It features a cozy, sloped-ceiling design with a total floor area of 40 square meters. The apartment is in good general condition and comprises a main room with a kitchenette that could benefit from modernization, a lovely bedroom with ample storage, and a shower room with a toilet.

The current energy efficiency rating allows for seasonal rentals, which are permitted in the building. However, to make it suitable for permanent residence, improvements such as insulation work and the installation of air conditioning would be beneficial. This apartment presents an opportunity to enhance its charm and maximize its profitability.

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