2 rooms in Carre d'Or

€220,000

Carre d'Or · 2 rooms · 59 m² in size

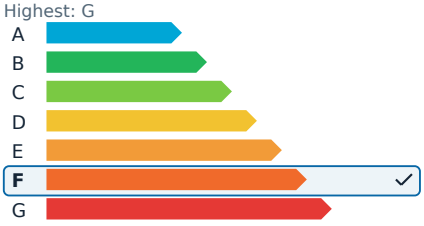


Key details

Surface area	**59 m²**
Rooms	**2**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**

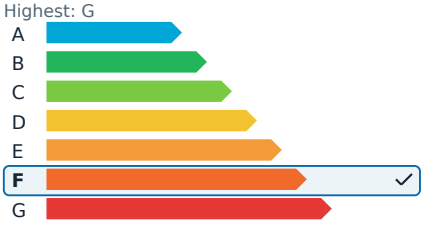
DPE (Energy) **F**

Lowest: A
Highest: G



GES (Emissions) **F**

Lowest: A
Highest: G



Description

In the heart of the Carré d'Or, just steps away from Place Grimaldi and the pedestrian area, this top-floor apartment in a classic bourgeois building presents excellent opportunities both as a rental investment and as a primary residence. The apartment, located under the eaves, is unique and requires complete renovation and refurbishment. It is accessible by elevator up to the fourth floor.

The apartment has a total floor area of 59 square meters, with 28 square meters as per Carrez law, offering a chance to design the space creatively. An additional feature is a 4 square meter balcony, providing an unobstructed view.

The asking price is 220,000 euros, which includes 11,000 euros in fees paid by the seller. The property is part of a co-ownership of 72 lots, with no ongoing legal proceedings. The energy efficiency rating of the apartment is F, with an estimated annual cost ranging from 856 euros to 1158 euros.

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