# 2 rooms in Carre d'Or

**€449,000**

Carre d'Or · 2 rooms · 53 m² in size



## Key details

| | |
|---|---|
| Surface area | **53 m²** |
| Rooms | **2** |
| Floor | **3rd** |
| Lift | **Yes** |
| Balcony | **Yes** |
| Annual charges | **€2,220 /yr** |

**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

This apartment is centrally located in the prestigious Carré d'Or area, at the end of the pedestrian zone. It is just 300 meters from the beaches and in close proximity to a variety of restaurants, shops, and boutiques, yet it enjoys the tranquility of a quiet street.

Covering an area of approximately 53 square meters, the apartment features a spacious living room with an open kitchen that spans over 27 square meters, leading to a peaceful balcony. The entrance includes ample storage with numerous closets, a 12.5 square meter bedroom, and a large bathroom with a toilet.

Situated on the third floor, the apartment has been fully and recently renovated with high-quality finishes. It includes a fitted and equipped kitchen, double glazing, and air conditioning in every room. The layout provides comfortable spaces, making this two-room apartment a particularly pleasant place to live.

This property offers an excellent location in the heart of Carré d'Or while remaining peaceful. It is an ideal opportunity for a primary residence, a pied-à-terre, or a secondary home. Seasonal rentals such as Airbnb are not prohibited in the building.

The property is part of a co-ownership. Annual charges for the year 2026 are 2,220 euros. Agency fees are the responsibility of the seller.

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