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 positioned in the heart of the Carré d'Or, at the end of the pedestrian zone, offering a prime location just 300 meters from the beaches. It is conveniently close to restaurants, shops, and boutiques, yet situated on a quiet street.

The apartment spans approximately 53 square meters and features a spacious living room with an open kitchen of over 27 square meters, which opens onto a peaceful balcony. It includes an entryway with ample closet space, a 12.5 square meter bedroom, and a large bathroom with a toilet.

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

This property boasts a prime location in the Carré d'Or, yet remains peaceful. It is an ideal opportunity for a main residence, a pied-à-terre, or a secondary home. Seasonal rentals, such as Airbnb, are not prohibited within the co-ownership.

The annual management charges for 2026 are 2,220 euros, and the agency fees are paid by the seller.

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