2 rooms in Port

€225,000

Port · 2 rooms · 24 m² in size





Key details

Surface area	**24 m²**
Rooms	**2**
Floor	**1st**
Lift	**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

This fully renovated two-room apartment is ideally positioned on Rue Cassini, just steps away from the Port, Place Garibaldi, and the lively atmosphere of Place du Pin. It features a bright living area with a fully equipped kitchen, a bedroom with a double bed, and a bathroom with a toilet. This property offers the perfect blend of urban living and proximity to the sea, providing a lifestyle where everything is accessible on foot.

For investors, the estimated rental income for a furnished lease is 850€ per month, including charges. Please note that short-term rentals are prohibited, except for a primary residence. The apartment is part of a co-ownership with 37 lots. The energy efficiency is rated as Class C, and the climate class is A. The estimated annual energy expenses, based on 2023 energy prices, range between 473€ and 639€. The agency fees are fully covered by the seller, and there are no ongoing legal proceedings within the co-ownership.

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