3 rooms in Carre d'Argent

€495,000

Carre d'Argent · 3 rooms · 86 m² in size



Description

This property is just a short stroll from the Coulée Verte and Place Masséna, offering an ideal location close to shops, public transport, and all necessary amenities, with easy access to the sea. Situated on the first floor of a prestigious residence with an elevator, the apartment currently functions as a medical office and would benefit from some refreshing.

The space includes a large waiting room, three independent offices, a kitchen, and separate toilets. With renovations, it can be easily transformed into a three-room apartment. Two small balconies add to the charm of this property. Equipped with air conditioning, it is suitable for both professional use and residential living.

The property is part of a co-ownership. Annual charges amount to €2,828, covering heating, cold water, the elevator, and maintenance

of common areas. Agency fees are the responsibility of the seller.

Key details

Surface area	**86 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **D**

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

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