4 rooms in Carre d'Or

€219,500

Carre d'Or · 4 rooms · 72 m² in size



Key details

Surface area	**72 m²**
Rooms	**4**
Lift	**Yes**

DPE (Energy) **C**

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

Description

This four-room apartment, measuring 72 square meters, is located on the first floor of a 1970s building in the Pasteur neighborhood. It offers a practical living environment with easy access to amenities, public transportation, and major roadways. The property enjoys a southwest exposure, providing a pleasant amount of natural light and a clear view of the Paillon.

The layout includes an entrance, an independent kitchen, a bright living-dining area that opens onto outdoor spaces, and three bedrooms. A long balcony runs along the entire south façade, maximizing the light, while a deeper terrace can accommodate a table for outdoor gatherings.

The apartment presents significant potential for customization. The kitchen can be opened to the living area, creating a contemporary open-plan space. Those requiring only two bedrooms might consider combining the living area with one of the bedrooms to create a larger reception area.

Renovation and modernization work, particularly in the kitchen and bathroom, is anticipated. These aspects have been considered in the pricing, offering a good opportunity for value enhancement. Once updated, the apartment will fully showcase its potential, providing a warm and adaptable living space for future owners.

With its spaciousness, brightness, pleasant outdoor spaces, and numerous remodeling possibilities, this property is a rare opportunity for those looking to shape an apartment to their style. A visit is recommended to appreciate all it has to offer.

Agency fees are the responsibility of the seller.

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