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 spacious 72 m² apartment is positioned on the first floor of a 1970s building in the Pasteur neighborhood. It offers a practical living environment with easy access to amenities, transport links, and main roads. The apartment enjoys a pleasant southwest exposure and provides an unobstructed view of the Paillon.

The layout includes an entrance, an independent kitchen, a bright living-dining area that opens to outdoor spaces, and three bedrooms. A long balcony runs along the entire southern facade, maximizing natural light, while a deeper terrace is perfect for outdoor dining and relaxation.

This property offers significant potential for customization. The kitchen can be opened up to the living area to create a modern open-plan space. For those requiring fewer bedrooms, the living room can be expanded by merging it with one of the bedrooms, creating a larger reception area.

Renovation and modernization work is needed, particularly in the kitchen and bathroom, which is reflected in the pricing, presenting a great opportunity for value enhancement. Once updated, this apartment will reveal its full potential, becoming a warm and adaptable living space for its new owners.

With its generous volumes, natural light, pleasant outdoor areas, and various reconfiguration possibilities, this apartment is a unique opportunity for anyone looking to create a home tailored to their preferences. A visit is essential to fully appreciate all it has to offer.

Agency fees are the responsibility of the seller.

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