

Four-bedroom apartment in Carre d'Or €1,190,000

Carre d'Or · 4 bedrooms · 144 m² in size



Description

In the heart of the Carré d'Or, just 200 meters from the sea, the Palais de la Méditerranée, and the tram line 2 connecting the port to the airport, this property offers a prime location. Situated in a classic bourgeois building with a newly renovated common area and an elevator, this stunning four-room apartment spans 98 square meters. It beautifully combines the charm of the old with modern elegance, featuring a ceiling height of 3.20 meters. Luxuriously renovated by an interior architect, the apartment boasts solid wood floors, integrated reversible air conditioning, false ceilings, and double glazing.

The apartment layout includes an entrance, a bright double living

room of 36 square meters, a separate equipped kitchen, two en-suite bedrooms with baths/toilets, an additional shower room/toilet, a dressing room, and a third bedroom currently used as an office. Balconies offer a partial sea view. A renovated 11-square-meter service room complements the property. There is also an option to rent two covered parking spaces nearby.

On the same floor, a renovated two/three-room apartment of 46 square meters with its own entrance is available for sale, fully furnished. It includes an entrance, a 20-square-meter living room, an equipped American kitchen, a bedroom with a shower room and toilet, and a mezzanine offering a second sleeping area. This apartment also features a ceiling height of 3.20 meters and generates an annual rental income of €25,000.

The agency fees are covered by the seller.

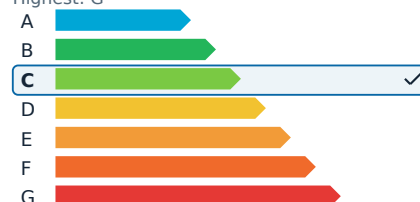
Key details

Surface area	144 m²
Bedrooms	4
Floor	2nd
Lift	Yes
Outside space	Balcony
Monthly charges	€250 /mo

DPE (Energy)

C

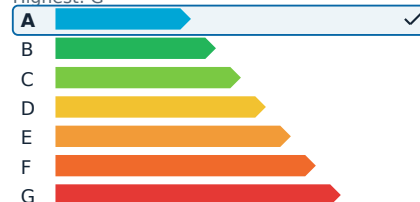
Lowest: A
Highest: G



GES (Emissions)

A

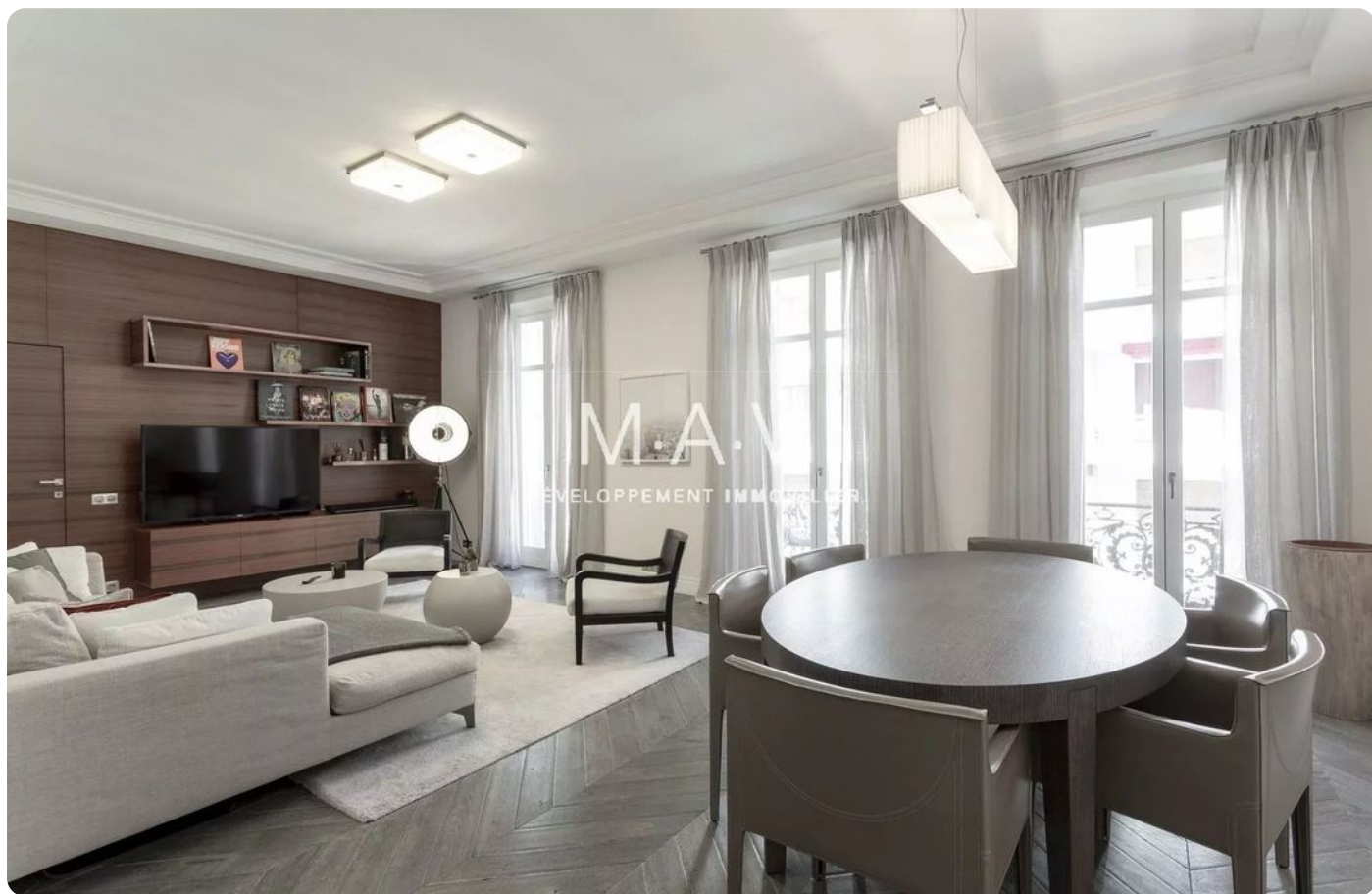
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Highest: G



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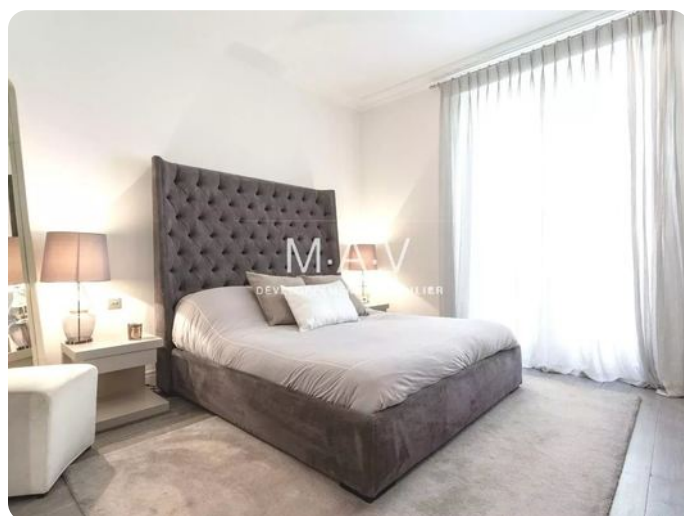
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