



## PRICE REDUCTION - 4-room apartment with works to be planned

For sale

Co-exclusive

3 400 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Villa Paul</b>	<i>District</i> <b>La Rousse - Saint Roman</b>
<i>Living area</i> <b>107,40 m<sup>2</sup></b>	<i>Terrace area</i> <b>27,90 m<sup>2</sup></b>
<i>Total area</i> <b>135,30 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathroom</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>Entre sol</b>	<i>Condition</i> <b>Work required</b>
<i>Release date</i> <b>Now</b>	<i>Ref.</i> <b>SB-0606</b>

4 piece law free with potential

4-room apartment to be completely redone. It is composed as follows: entrance, living room, 3 bedrooms, kitchen, guest toilet and bathroom.

Located on the Boulevard d'Italie, close to all shops and amenities. Access to Larvotto beach is in the immediate vicinity.



The 28m<sup>2</sup> terrace is completed by a 40m<sup>2</sup> extension for private use.

Free of law.

A cellar completes this property.





