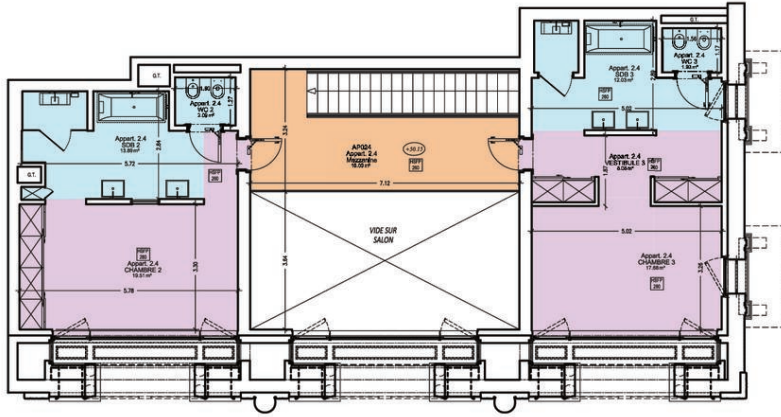


TOTAL NIVEAU 1	255,00 m²
TOTAL NIVEAU 2	91,24 m²
TOTAL GENERAL	346,24 m²



MAGNIFICENT 4-ROOM DUPLEX AT THE BALMORAL

Rental

110 000 € / month

Product type Apartment	Num rooms 5 rooms
Building Le Balmoral	District Carré d'Or
Living area 346 m²	Terrace area 50 m²
Total area 396 m²	Bedrooms 4
Bathrooms 4	Parkings 3
Cellar 1	Floor 1er et 2ème
Condition Luxurious services	Release date février/mars 2025
Ref. BALMORAL5	

Apartment located in the luxury building "Le Balmoral" with luxurious services, access to the marine thermal baths, 24-hour concierge service.

Duplex apartment located in the luxury building "Le Balmoral", located on the 1st and 2nd floors, for a living area of 346m2 and 50m2 of terraces.

It is composed of a living room, 3 bedrooms each with its bathroom, 1 service room a fully equipped kitchen, two dining room, office, laundry room, pantry.

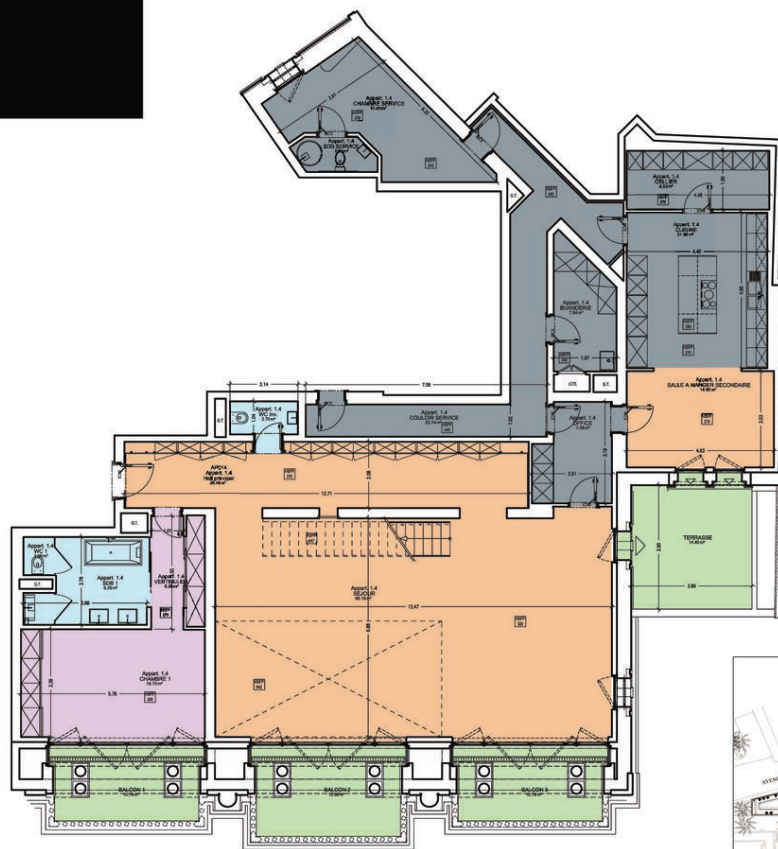


3 parking spaces in a parking lot reserved for residents and 1 cellar accompanies this property.

The rent includes water, electricity, air conditioning, the 24-hour concierge service, the current charges of the building, 2 nominative subscriptions to the swimming pool and fitness room of the Thermes Marins.

With supplement: room service at the Hôtel Hermitage, TV/internet/telephone subscriptions...

Rented apartment unfurnished, undecorated



SURFACES	
TOTAL NIVEAU 1	255,00 m²
TOTAL NIVEAU 2	91,24 m²
TOTAL GENERAL	346,24 m²
TERRASSES	49,34 m²

