



## MAGNIFICENT 3/4 - ROOM APARTMENT - CARRE D'OR - TO RENOVATE

For sale

5 500 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>4 rooms</b>
<i>Building</i> <b>Les Acanthes</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>108 m<sup>2</sup></b>	<i>Terrace area</i> <b>81,90 m<sup>2</sup></b>
<i>Total area</i> <b>189,90 m<sup>2</sup></b>	<i>Bedrooms</i> <b>3</b>
<i>Bathrooms</i> <b>3</b>	<i>Parking</i> <b>1</b>
<i>Cellar</i> <b>1</b>	<i>Floor</i> <b>Ground floor</b>
<i>Mixed use</i> <b>Yes</b>	<i>Ref.</i> <b>V-217</b>

Located in the heart of the prestigious Carré d'Or, within a luxury residence offering concierge service, this elegant apartment boasts a prime location in close proximity to the Le Métropole shopping center, the Place du Casino, and all amenities. Currently configured as a three-room apartment, it offers significant potential for conversion into a two- or even three-bedroom apartment, depending on your needs.

The apartment benefits from a private entrance and opens onto a beautiful secure courtyard. It consists of a living room, dining room, 2 bedrooms (with the possibility of creating a third), 3 bathrooms, a fully equipped open-plan American kitchen connected to the living area, a laundry room, and a large terrace allowing for ample outdoor enjoyment. There are many storage spaces to optimize the interior layout. A private parking space for two vehicles and a cellar complete this property.







