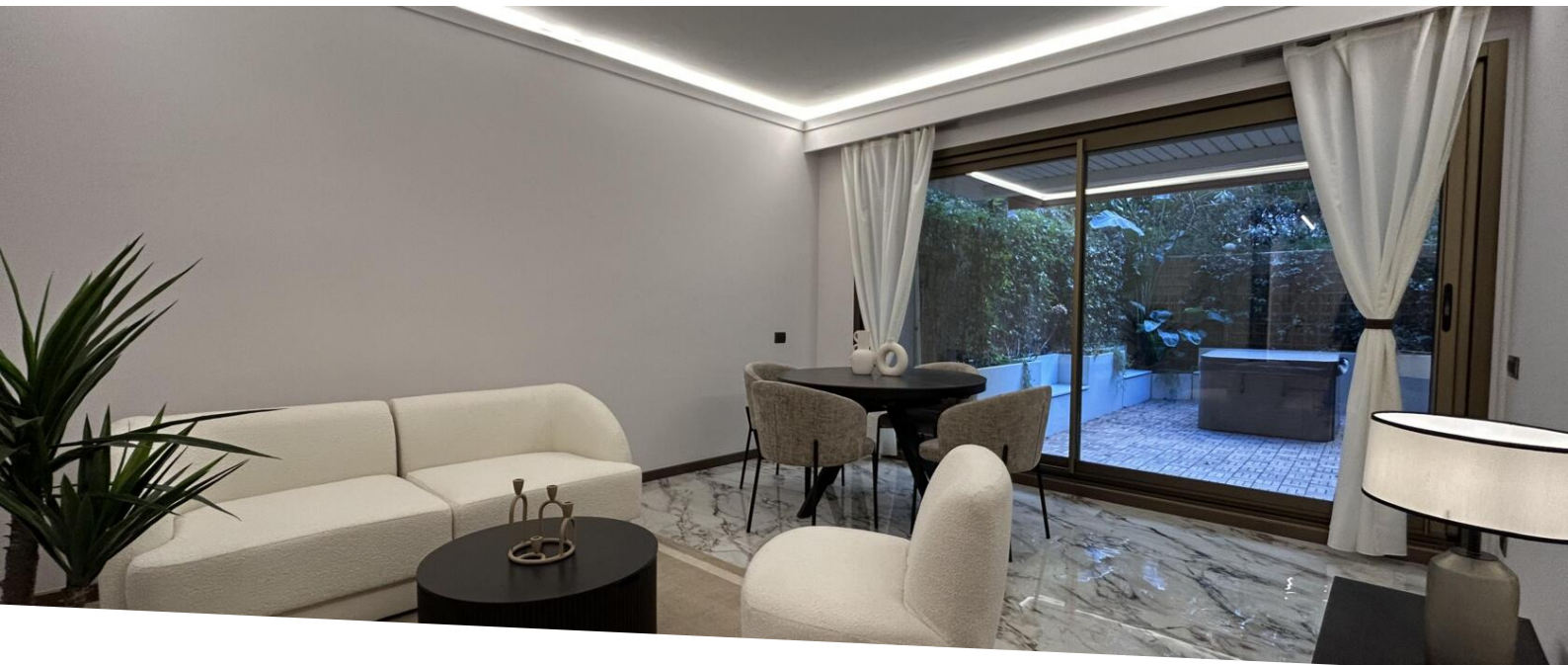




Carré d'Or — Fully renovated 1-bedroom with solid return

For sale 4 400 000 €

Product type Apartment	Num rooms 2 rooms	Building Le Mirabel	District Carré d'Or
Living area 55 m²	Terrace area 50 m²	Total area 105 m²	Bedroom 1
Bathroom 1	Cellar 1	Floor RDJ	Annual costs 8 398 €
Condition Renovated	Mixed use Yes	Ref. BQMC-AT2013V	

Located in the heart of the Carré d'Or, within the Mirabel residence, this fully renovated one-bedroom apartment offers a prime location and an efficient layout.

The apartment features a bright living space, with both the living room and bedroom benefiting from large floor-to-ceiling windows, creating a strong connection with the outdoor area. The bedroom includes an ensuite shower room and dressing, while the kitchen is separate and fully equipped.

Light tones and clean finishes enhance the overall sense of space and brightness.

A spacious terrace extends the living area, offering a comfortable and usable outdoor space.

Currently rented at €11,500 per month, the property provides an approximate net yield of 2.6%.

Residents of Mirabel also benefit from access to the swimming pool of the neighboring Mirabeau residence.



A cellar is included, with the option to purchase a parking space at additional cost.

