



## Renovated two-room apartment with a view to the sea

For sale

3 200 000 €

|   |   |
|---|---|
| <i>Product type</i><br><b>Apartment</b>         | <i>Num rooms</i><br><b>2 rooms</b>                |
| <i>Building</i><br><b>La Radieuse</b>           | <i>District</i><br><b>La Rousse - Saint Roman</b> |
| <i>Living area</i><br><b>56 m<sup>2</sup></b>   | <i>Terrace area</i><br><b>4 m<sup>2</sup></b>     |
| <i>Total area</i><br><b>60 m<sup>2</sup></b>    | <i>Bedroom</i><br><b>1</b>                        |
| <i>Bathroom</i><br><b>1</b>                     | <i>Floor</i><br><b>4</b>                          |
| <i>Annual costs</i><br><b>1 600 €</b>           | <i>Condition</i><br><b>Renovated</b>              |
| <i>Furnished</i><br><b>Yes</b>                  | <i>Mixed use</i><br><b>Yes</b>                    |
| <i>View</i><br><b>Pleasant partial sea view</b> | <i>Exposure</i><br><b>East</b>                    |
| <i>Release date</i><br><b>To be determined</b>  | <i>Ref.</i><br><b>VCB - LRA - 31 - P5</b>         |

In the heart of the lively Saint Roman district, and more precisely a stone's throw from the Place de Moulins, this corner apartment on the fourth floor is very bright.

The apartment, with an area of 60 m<sup>2</sup>, consists of an entrance hall with an office space, a large living room with a fully equipped open kitchen, a comfortable bedroom with large wardrobes and a contemporary bathroom with window.



Reversible air conditioning already set up.

The apartment, recently renovated with quality materials, is an excellent opportunity both for rental investment and as a pied-à-terre.

Two east-facing balconies, which allow you to enjoy the morning light, complete the property.

Apartment not subject to rental laws.







