



LA FIRME
IMMOBILIER

☎ 04 68 50 54 47 | contact@lafirme.immo | www.lafirme.immo

174 900 €

For sale apartment

Surface : 50 m²

Surface of the living : 16 m²

Year of construction : 2010

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : good

Standing : Résidentiel

Building condition : good

Features :

double glazing, Résidence sécurisée, calm, Porte blindée, Résidentiel, Parking visiteurs

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

22/12/2024 - Prix T.T.C



Apartment 438 Sainte-Marie

For sale, beautiful 3-room duplex apartment, located in a recent and secure residence from 2010. This 50 m² accommodation, on the 2nd and top floor, offers a pleasant living environment, just 2 minutes by car from the beaches and in the immediate vicinity of all amenities (shops, transport, doctors, etc.). The apartment consists of a hallway with a storage cupboard, a fitted kitchen opening onto a bright living room, as well as a bathroom with vanity unit, bathtub and separate toilet. Upstairs, the mezzanine consists of two spacious bedrooms, ideal for a quiet and separate sleeping area. A beautiful terrace with a clear view allows you to enjoy an exceptional panorama, with, in sunny weather, a view of the Canigou. The apartment is air-conditioned with reversible air conditioning for comfort in summer and winter. In addition, the apartment has a private parking space and a cellar. On the investment side, the apartment has already been rented on Airbnb for €1,000 per week. Currently rented for €750 per month, the tenant is ready to leave the premises if the future buyers wish to make it their main residence. This property is a unique opportunity, combining modern comfort and rental profitability. Don't wait any longer to visit it and discover its full potential!



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