



**365 000 €**

**For sale apartment**

**2 rooms**

**Surface : 51 m<sup>2</sup>**

**Year of construction : 1976**

**Exposition : Sud**

**View : Bord de mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

lift, double glazing, gated, calm, residential,  
electric shutters

1 bedroom

2 terraces

1 bathroom

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

27/07/2024 - Prix T.T.C



### Apartment 2959 Carnon

Exceptional T2 Apartment with Sea View! Discover this magnificent 2-room CROSSING apartment located on the top floor of a residence renovated in 2023, offering a breathtaking view of the sea and the beach, without the inconvenience of the very first line (I will explain...). This rare and exceptional property is the ideal place to relax and enjoy a dream vacation. Features : A room with its private terrace which offers a 360° view of the ponds and Pic Saint-Loup. A large living room-kitchen with a 6m<sup>2</sup> sea and beach view terrace where you can install tables and chairs. A modern and functional bathroom, equipped with everything necessary for your comfort. A breathtaking panoramic view from the living room and kitchen. And from the bedroom. Private access to the beach: Access the beach directly from the residence using a private path, exclusive to residents. This property is ready to welcome you immediately. Don't miss this unique opportunity to acquire a dream apartment with an exceptional location.

**Fees and charges :**

Annual current expenses 1 100 €

Well condominium

76 lots in the building 35 000 € fees



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Nous sommes également adhérent au fichier Amepi, qui permet à nos vendeurs d'avoir une vaste diffusion
<br />
Notre force : l'expérience, le professionnalisme et la confiance.<br />
<br />
Estimation gratuite, conseils de vente, information du marché;"
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<br />
We are also a member of the Amepi file, which allows our sellers to have a wide distribution of their property for sale and to offer our buyers
<br />
Our strength: experience, professionalism and confidence.<br />
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Free estimate, sales advice, market information."

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