

**174 900 €**

**For sale apartment**

**3 rooms**

**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, gated, 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

04/05/2025 - 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!

