

**495 000 €**

**For sale apartment**

**3 rooms**

**Surface : 66 m²**

**Surface of the living : 28 m²**

**Year of construction : 1970**

**Exposition : Sud**

**View : Aperçu mer et Port**

**Hot water : Collective**

**Inner condition : excellent**

**Building condition : good**

**Features :**

Lift, Double Glazing, Secured residence,  
Calm, Porte acoustique, 1 terrasse de  
7,08m2 et..., rénovation et équipement de  
moins de 2 ans, Electric shutters

**2 bedroom**

**2 terraces**

**1 shower**

**1 WC**

**Legal information**

495 000 € fees included

3,13% VAT of fees paid by the buyer  
(480 000 € without fees), well  
condominium (38 lots in the condominium),  
annual current expenses 2 970 €  
(248 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 3469 Carnon**

Exceptional Duplex with Sea and Port Views – Carnon Acanthe Immobilier exclusively offers this stunning duplex apartment located on the 3rd floor of a prestigious residence, perfectly situated between sea and port views. Completely renovated with high-end finishes less than two years ago, this rare property combines modern comfort with a privileged location. On the 1st level: • Spacious, light-filled living area, extended by a terrace overlooking the port • Fully equipped open kitchen • Welcoming dining room On the 2nd level: • Two bright bedrooms, one with a terrace and sea view, the other overlooking the port • A contemporary shower room • A separate toilet You will appreciate its top-notch location, breathtaking views, and direct access to the beach from the residence. □ A true favorite – just move in and enjoy! Barbara: 0631282009

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 770 and 1080 € (reference year 2022)  
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Code NAF 703A - SIRET 420 451 155 00014 - Assurance responsabilité civile QBE

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