



PEPS'IMMO

1 090 000 €

For sale apartment

6 rooms

Surface : 175 m<sup>2</sup>

Surface of the living : 53 m<sup>2</sup>

Year of construction : Avant 1949

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle électrique

Inner condition : new

Standing : residential

Building condition : new

Features :

lift, double glazing, gated, calm, downtown, duplex, terraces, electric shutters, Garage sous-sol, outdoor parking

4 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

1 cellar

Legal information

1 090 000 €

Fees paid by the owner, well condominium (2 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 330\_Lot2 Carry-le-Rouet

For sale in downtown Carry le Rouet, on the Côte Bleue, a ground-floor and duplex-type 4 apartment with elevator, terrace, parking, garden, garage, and basement cellar. This new T4 apartment of approximately 135 m<sup>2</sup> boasts generous living spaces. Upon entering, you arrive in a large living room with kitchen of about 53 m<sup>2</sup>, featuring a cathedral ceiling with beautiful exposed beams. On the same level, there is also a separate toilet, a master bedroom with a shower room, and from the living area, you have direct access to the garden section. On the first floor, you will find 3 nice bedrooms, a terrace, and a shower room with WC. Access to the apartment is via elevator, providing guaranteed comfort! Contact the PEPS'IMMO agency for more information and to arrange a visit. Ref: 330\_lot2 Property status: co-ownership (no ongoing legal procedure) Sale price: €1,090,000 including fees (fees borne by the seller) Information about risks affecting...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 770 and 1090 € (reference year 2023)  
Document non contractuel - 06/12/2025



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TRANSACTION - LOCATION - GESTION - CHASSE IMMOBILIÈRE - EXPERTISE IMMOBILIÈRE