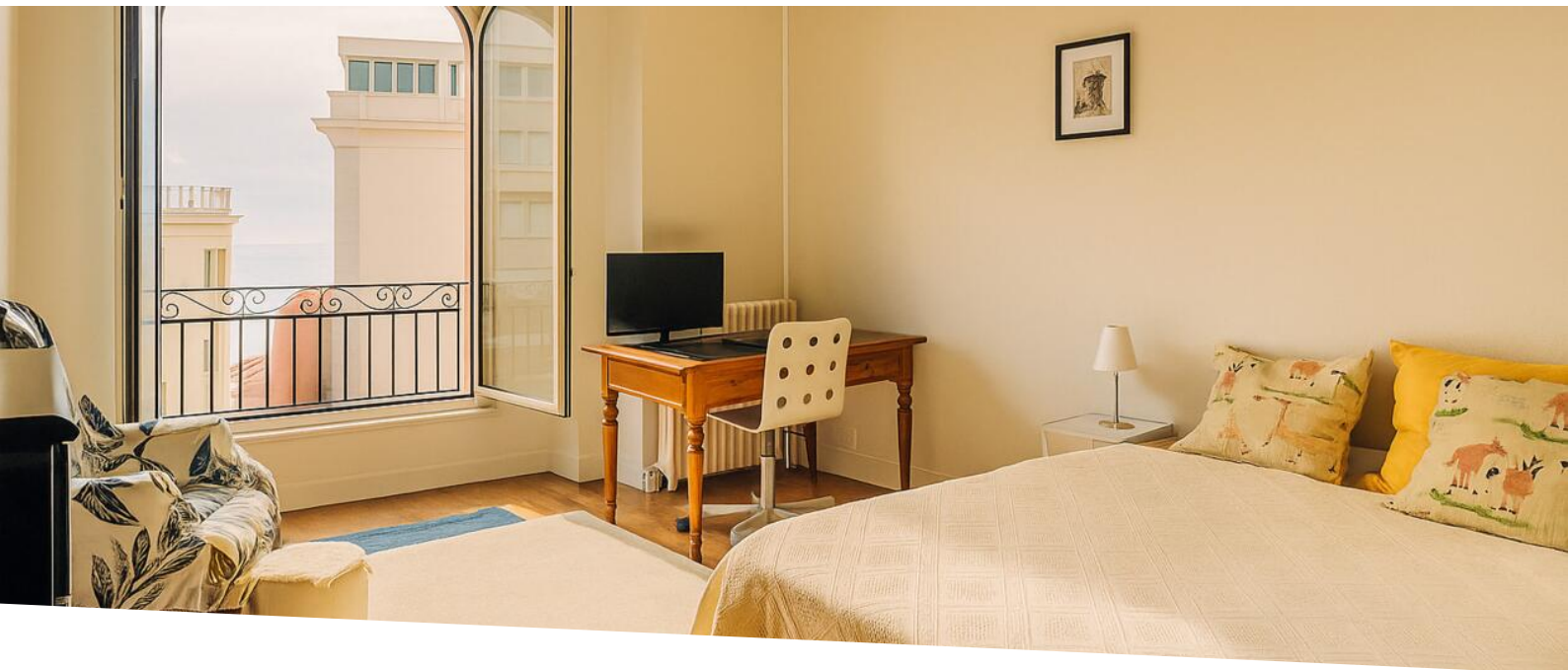




## 3 room apartment to renovate with potential

For sale

2 980 000 €

|                                                              |                                                |                                              |                                           |
|--------------------------------------------------------------|------------------------------------------------|----------------------------------------------|-------------------------------------------|
| <i>Product type</i><br><b>Apartment</b>                      | <i>Num rooms</i><br><b>3 rooms</b>             | <i>Building</i>                              | <i>District</i><br><b>Jardin Exotique</b> |
| <i>Living area</i><br><b>74 m<sup>2</sup></b>                | <i>Terrace area</i><br><b>14 m<sup>2</sup></b> | <i>Total area</i><br><b>88 m<sup>2</sup></b> | <i>Bedrooms</i><br><b>2</b>               |
| <i>Bathroom</i><br><b>1</b>                                  | <i>Cellar</i><br><b>1</b>                      | <i>Floor</i><br><b>3</b>                     | <i>Condition</i><br><b>Work required</b>  |
| <i>Ref.</i><br><b>VNO-JD-1025-2_25112</b><br><b>6-083903</b> |                                                |                                              |                                           |

This three-room apartment offers a functional layout and great renovation potential. Upon entering, a spacious hallway leads to the different rooms: on the right, two bright bedrooms open onto a first balcony. Further along, the independent kitchen, laundry room and bathroom enjoy access to a second balcony, providing an additional pleasant outdoor space. The living room, located at the end of the hallway, completes the ensemble.

Cross-through and benefiting from triple exposure, the apartment enjoys beautiful natural light throughout the day. It is situated in a well-maintained building that has recently been refurbished — entrance hall, façade and lift all newly renovated — and also includes a cellar, providing valuable storage space.

Although renovation work is required, this property offers real potential, either as an investment or for a personalised renovation project, revealing all its charm and functionality.



