



## FOR SALE - Bright and quiet studio in the "Carré d'Or"

For sale

1 790 000 €

<i>Product type</i> <b>Apartment</b>	<i>Num rooms</i> <b>Studio</b>
<i>Building</i> <b>Le Montaigne B/C</b>	<i>District</i> <b>Carré d'Or</b>
<i>Living area</i> <b>25 m<sup>2</sup></b>	<i>Bedroom</i> <b>1</b>
<i>Bathroom</i> <b>1</b>	<i>Cellar</i> <b>1</b>
<i>Floor</i> <b>5</b>	<i>Condition</i> <b>Very good condition</b>
<i>Mixed use</i> <b>Yes</b>	<i>View</i> <b>Courtyard and garden view</b>
<i>Exposure</i> <b>Good exposure</b>	<i>Release date</i> <b>To be determined</b>
<i>Ref.</i> <b>VCB - MON B/C - 06</b>	

Located in a prestigious residence, "Le Montaigne", this bright and quiet studio enjoys an unobstructed view over the courtyard and the building's garden. Recently renovated, this apartment is suitable for residential or office use (mixed use).

The studio, of about 25 square meters and located on the fifth floor, is composed as follows:

- Entrance by hallway
- Main room with open kitchen
- Bathroom with shower



The property is currently rented for an annual rent of €32,400, offering a return on investment of 1.9 %.

A cellar is also available as an option at the price of € 100,000





