

One-bedroom apartment in Carre d'Or

€550,000

Carre d'Or · 1 bedroom · 66 m² in size



Description

In the heart of the Hyper-Centre and Carré d'Or area, this superb two-room apartment offers a blend of comfort and convenience. Situated on the second floor of a secure luxury condominium from the 1980s, the property spans 67 square meters and has been completely renovated with high-quality materials. The apartment features a spacious living room of approximately 30 square meters with a marble floor, which opens onto a south-facing terrace of 15 square meters. The semi-open, fitted, and equipped kitchen adjoins the living room, providing a seamless flow of space.

The layout includes a hallway leading to a master bedroom with ample storage and access to the terrace, a modern shower room, and independent toilets. Additional features include double glazing and electric shutters, enhancing comfort and energy efficiency. A cellar is included with the property, offering extra storage space.

The location is prime, with easy access to amenities and transportation options such as Tram lines 1 and 2 and the SNCF train station. The apartment is part of a co-ownership, ensuring a well-maintained living environment.

The annual current charges are €5,880, and the property has an energy efficiency rating of D/B. There are no ongoing legal proceedings, and the agency fees are payable by the seller.

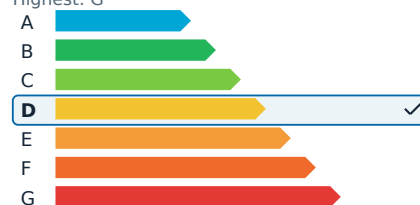
Key details

Surface area	66 m ²
Bedrooms	1
Floor	2nd
Lift	Yes
Outside space	Terrace

DPE (Energy)

D

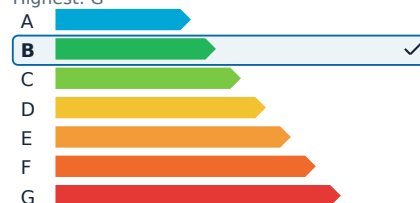
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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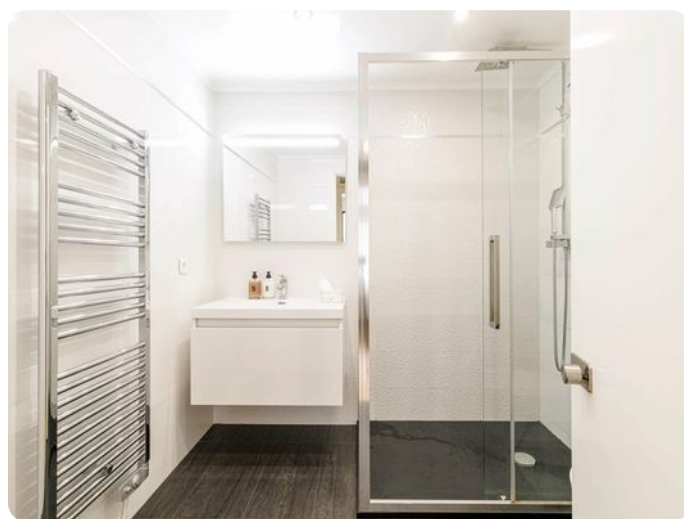
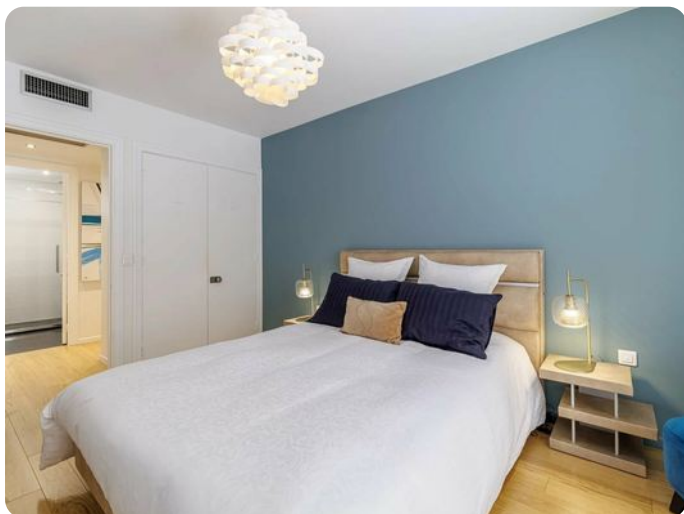
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