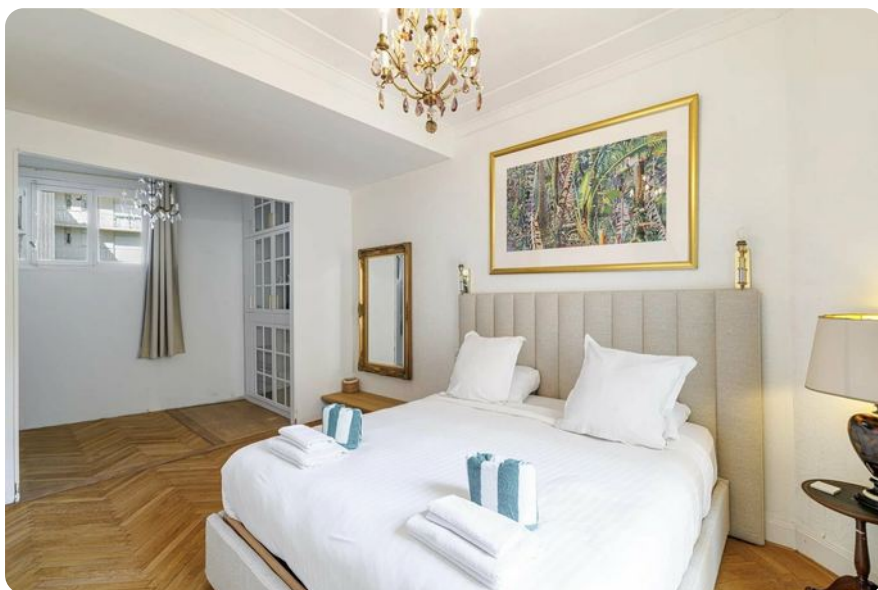


One-bedroom apartment in Carre d'Or €1,200,000

Carre d'Or · 1 bedroom · 102 m² in size



Description

In the heart of the Carré d'Or on Boulevard Victor Hugo, this exquisite apartment is part of a secure, 1930s co-ownership building with an elevator, located on the third floor. Spanning 102 square meters, the apartment is in excellent condition and offers a blend of old-world charm and modern convenience.

The welcoming entrance features ample custom storage, leading into a living room adorned with solid parquet flooring. This space can be expanded to create an additional reception area and provides access to a south-facing balcony. Adjacent to the laundry area is a small, versatile space. The hallway guides you to the rear of the apartment, where you'll find a fully fitted and equipped kitchen. The master bedroom is generously sized and includes a custom-built dressing room. There is a well-appointed shower room with a toilet and a second bathroom with a toilet. The apartment has been meticulously renovated using high-quality materials, including double glazing, electric roller shutters, and electric blinds. Currently configured as a one-bedroom apartment, it can easily be transformed into two or even three bedrooms.

This property is sold with a cellar in the basement, and there is an option to rent a parking space in an adjacent building. The location is prime, with close proximity to amenities and transport options, including Tram lines 1 and 2 and the SNCF train station.

The property is part of a co-ownership, with annual charges amounting to €2,700. The energy performance rating is D, and there are no ongoing legal proceedings. Agency fees are paid by the seller.

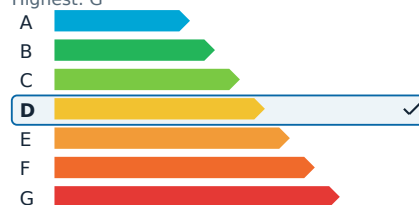
Key details

Surface area	102 m²
Bedrooms	1
Floor	3rd
Lift	Yes
Outside space	Balcony

DPE (Energy)

D

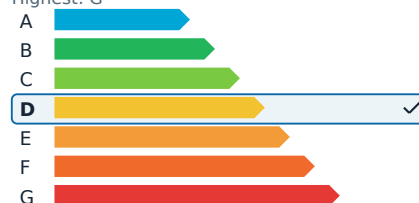
Lowest: A
Highest: G



GES (Emissions)

D

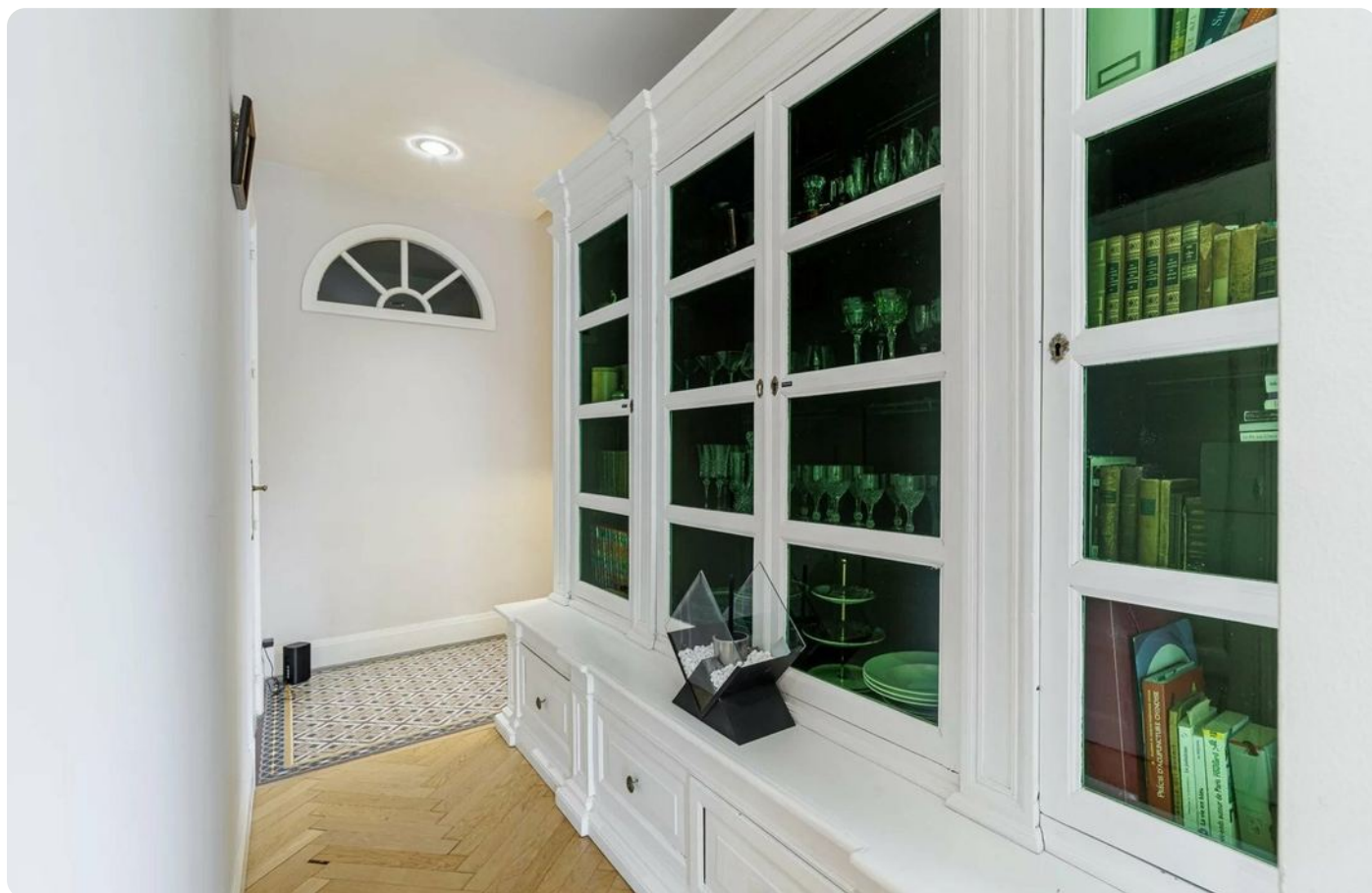
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