

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, discover a charming apartment within a secure 1930s building with an elevator. This superb two/three-room property spans 102 square meters on the third floor and is in excellent condition. The apartment features a welcoming entrance with custom storage, a living area with solid wood flooring that can be extended for additional reception space, and access to a south-facing balcony. Adjacent to the living area is a small space connected to the laundry room.

The layout includes a hallway leading to the rear section of the apartment, a fully equipped kitchen, and a spacious master bedroom with a custom-built dressing area. There are two bathrooms, each with toilets. The apartment has been fully renovated with

high-quality materials, including double glazing, electric shutters, and electric blinds. Currently configured as a one-bedroom, it can be transformed into two or even three bedrooms. The blend of classic charm and modern amenities is sure to captivate.

The property is sold with a basement storage cellar, and there is an option to rent a parking space in a nearby building. It is conveniently located near amenities and transport links, including Tram lines 1 and 2 and the SNCF train station.

The apartment is part of a co-ownership with annual charges of €2,700. There are no ongoing legal proceedings to our knowledge. The energy efficiency rating is D/D. Agency fees are the responsibility of the seller.

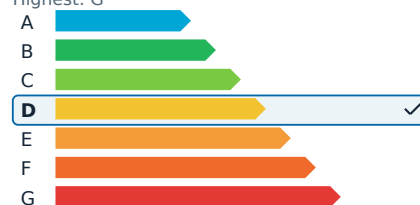
Key details

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

DPE (Energy)

D

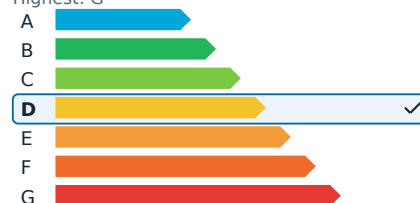
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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