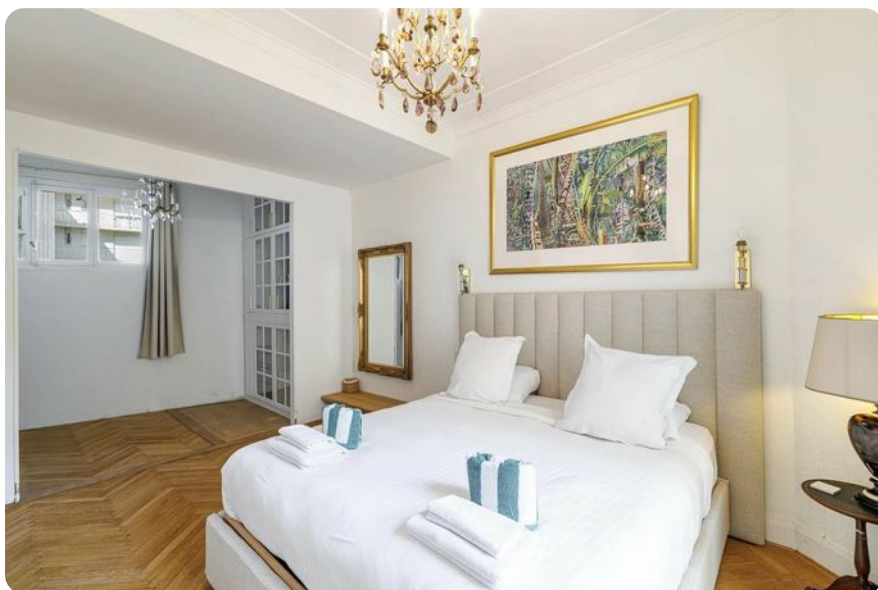


One-bedroom apartment in Carre d'Or €1,200,000

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



Description

In the heart of the vibrant Carré d'Or on Boulevard Victor Hugo, this spacious two/three-room apartment offers a blend of classic and contemporary living. Situated on the third floor of a secure 1930s building with an elevator, this 102 square meter home is in excellent condition, ready for its next owner.

The apartment opens to an entrance with ample custom storage, leading to a living room featuring solid parquet flooring. This area can be expanded to create additional reception space and provides access to a south-facing balcony. The layout includes a compact space adjoining the laundry room and a corridor leading to the rear part of the apartment. The kitchen is fully fitted and equipped, designed for convenience and style.

The master bedroom is generously sized, complete with a custom dressing room. The property features a shower room with a toilet and an additional bathroom with a toilet. Renovated with high-quality materials, the apartment includes double glazing, electric roller shutters, and electric blinds. Although currently configured as a one-bedroom, the space can be reimagined into two or even three bedrooms, offering flexibility to suit your needs. The blend of old-world charm and modern amenities is sure to captivate.

This prime location is complemented by the convenience of a cellar in the basement and the option to rent a parking space in a neighboring building. The property is well-connected, with tram lines 1 and 2 and the SNCF train station nearby, as well as easy access to local amenities.

The property is part of a co-ownership with an annual charge of €2700. There are no ongoing legal proceedings to the best of our knowledge. The energy efficiency rating is D, and the agency fees are payable by the seller.

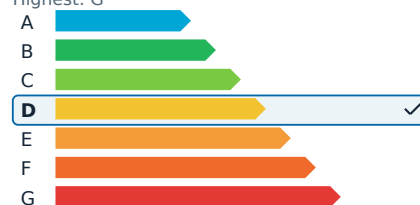
Key details

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

DPE (Energy)

D

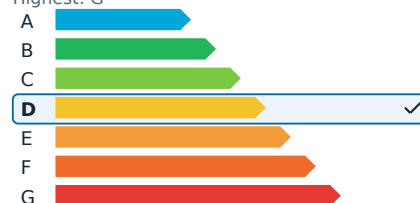
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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