

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 charming apartment is part of a secure 1930s building with an elevator. Situated on the third floor, this superb two/three-room apartment spans 102 square meters and is in excellent condition.

The property features a welcoming entrance with custom-built storage, a living area with solid wood flooring that can be expanded for additional reception space, and access to a south-facing balcony. Adjacent to the laundry area, there is a small additional space. A hallway leads to the rear section of the apartment, which includes a fully equipped kitchen and a spacious master bedroom with a custom-made dressing area. The apartment also boasts a shower room with a toilet and a second bathroom with a toilet. It has been

fully renovated using high-quality materials, including double glazing, electric shutters, and electric blinds. Currently arranged as a one-bedroom apartment, it can be reconfigured into two or even three bedrooms. This property beautifully blends the charm of its historical features with modern amenities.

The apartment is sold with a basement storage unit, and there is an option to rent a parking space in a nearby building. The location is highly desirable, with easy access to amenities and public transportation, including Tram lines 1 and 2 and the SNCF train station.

The property is subject to co-ownership status, with annual common charges of €2,700. It has an energy efficiency rating of D/D. There are no ongoing legal proceedings to our knowledge, and the 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

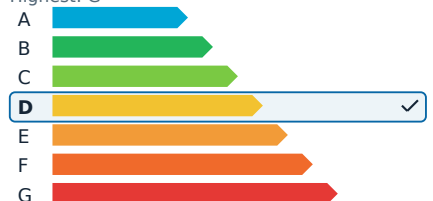
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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