

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 exquisite two/three-room apartment, located on the third floor of a secure 1930s building with an elevator, offers a spacious 102 square meters of living space in excellent condition. The property features a welcoming entrance with custom-built storage solutions, a living area with solid wood flooring that can be opened up to create additional reception space, and access to a south-facing balcony. A small area adjoins the laundry room, and a hallway leads to the rear section of the apartment.

The well-appointed kitchen comes fully equipped, while the expansive master bedroom includes a custom walk-in closet. The apartment is complemented by a shower room with a toilet and a second bathroom with another toilet. Recently renovated with high-quality materials, the property boasts double glazing, electric roller shutters, and electric blinds. Currently configured as a one-bedroom apartment, it can be transformed into two or even three bedrooms, blending the charm of the old with modern amenities.

The location is prime, offering proximity to essential services and public transport, including tram lines 1 and 2 and the SNCF train station. The apartment is sold with a basement storage unit, and there is an option to rent a parking space in a nearby building.

This property is part of a co-ownership. The annual management charges are €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.

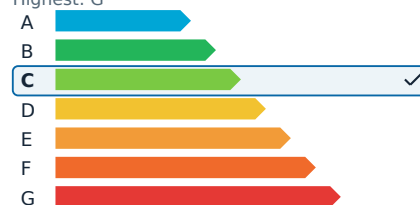
Key details

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

DPE (Energy)

C

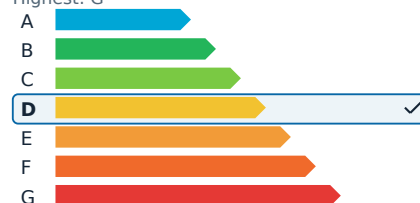
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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