One-bedroom apartment in Carre d'Or

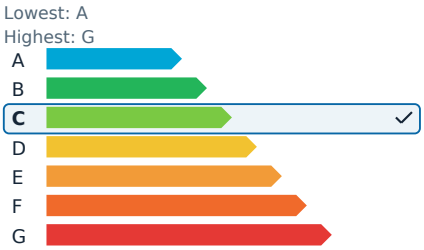
€1,200,000

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

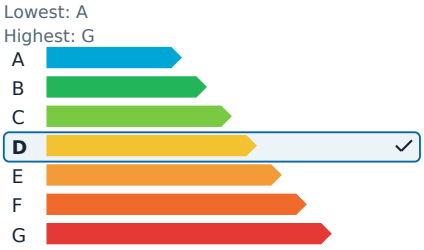
Key details

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

DPE (Energy) **C**



GES (Emissions) **D**



Description

In the heart of the vibrant Carré d'Or on Boulevard Victor Hugo, this stunning two/three-room apartment offers 102 square meters of exceptional living space on the third floor of a secure 1930s building with an elevator. The property is in excellent condition and exudes charm, seamlessly blending classic features with modern amenities.

The apartment opens to an inviting entrance with custom-built storage solutions. The living area features beautiful solid wood flooring and can be expanded for additional entertaining space, leading to a south-facing balcony. Adjacent to the laundry area, a small space provides added convenience. A hallway guides you to the rear section of the apartment, where a fully equipped kitchen awaits.

The spacious master bedroom includes a custom-made dressing area, while the property also offers a shower room with a toilet and a separate second bathroom with an additional toilet. The apartment has been meticulously renovated with high-quality materials, featuring double glazing, electric shutters, and blinds. Currently configured with one bedroom, the layout can be adapted to create two or even three bedrooms.

This property comes with a basement storage cellar, and there is an option to rent a parking space in a nearby building. The prime location provides easy access to amenities and public transportation, including tram lines 1 and 2 and the SNCF train station.

Annual management charges amount to €2,700. There are no ongoing legal proceedings to our knowledge. The energy efficiency rating is D/D. Agency fees are covered by the seller.

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