

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 area on Boulevard Victor Hugo, this remarkable apartment offers a blend of classic charm and modern convenience. Located within a secure 1930s building with an elevator, this spacious two/three-room apartment spans 102 square meters and is in excellent condition, positioned on the third floor.

The apartment features a welcoming entrance with custom-built storage solutions, leading into a living area with beautiful solid wood flooring. This space can be opened up to create an additional reception area, with direct access to a south-facing balcony. Adjacent to the living area is a small space connected to the laundry room, providing practicality and convenience.

A hallway leads to the rear section of the apartment, where you'll find a well-appointed kitchen, fully equipped and ready for culinary endeavors. The expansive master bedroom includes a bespoke walk-in closet, offering ample storage. The property includes a shower room with a toilet as well as a second bathroom with a toilet. The entire apartment has been thoughtfully renovated using high-quality materials, featuring double glazing, electric shutters, and electric blinds.

Currently configured as a one-bedroom apartment, there is potential to transform it into two or even three bedrooms, making it adaptable to your needs. The property exudes a unique charm, seamlessly blending the allure of traditional architecture with modern amenities.

This prime location is close to amenities 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 neighboring building.

The property 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, and the agency fees are the responsibility of the seller.

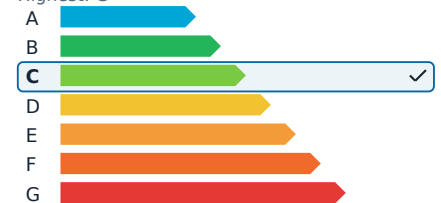
Key details

Surface area	102 m ²
Bedrooms	1
Floor	3rd
Lift	Yes
Outside space	Balcony

DPE (Energy)

C

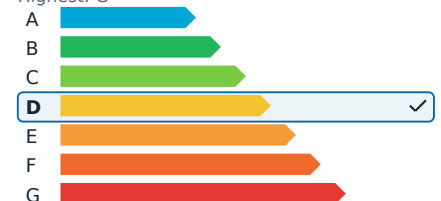
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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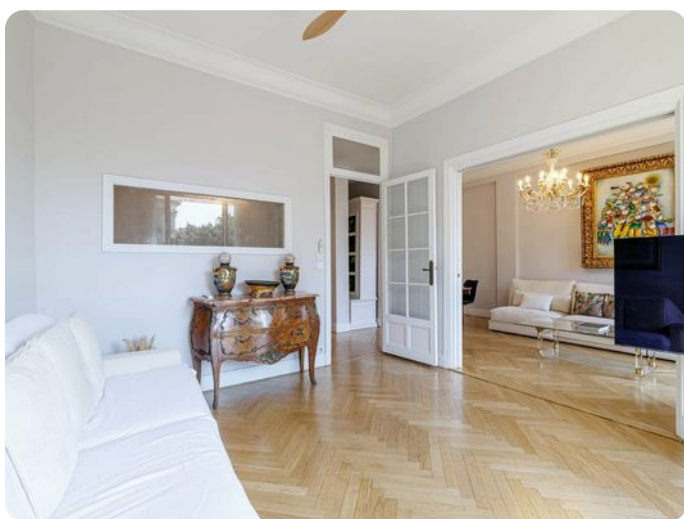
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