# Two-bedroom apartment in Carre d'Or

**€730,000**

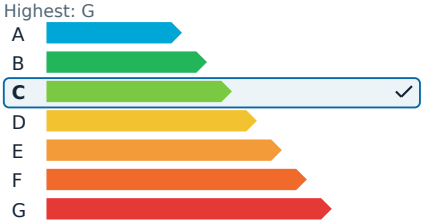
Carre d'Or · 2 bedrooms · 89 m² in size

## Key details

| | |
|---|---|
| Surface area | **89 m²** |
| Bedrooms | **2** |
| Floor | **4th** |
| Lift | **Yes** |
| Outside space | **Balcony** |

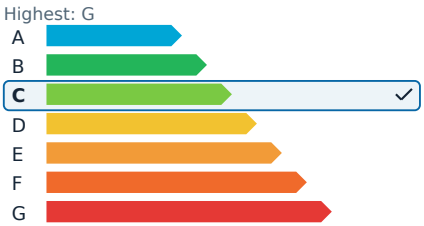
**DPE (Energy)** **C**

Lowest: A
Highest: G




**GES (Emissions)** **C**

Lowest: A
Highest: G




## Description

For sale is an exclusive three-room apartment in the prestigious Le Palais Arnulf residence at 95 rue de France. This 89-square-meter apartment is situated on a high floor of a beautifully maintained bourgeois building, offering classic charm with its original parquet floors, high ceilings, and decorative moldings. The property includes a spacious 8-square-meter cellar in the basement.

The apartment is located on the fourth floor, accessible by elevator, and features an entrance with ample storage, a corner living room with three small balconies, a north-facing bedroom, a bathroom with a separate toilet, an independent kitchen, another separate toilet, and a second generously sized bedroom. Additional highlights of this property include double-glazed windows and air conditioning, enhancing comfort and energy efficiency.

Positioned just 50 meters from the Promenade des Anglais, Boulevard Gambetta, and rue de France, this apartment is ideally located for enjoying the vibrant local area. The tramway is a mere six-minute walk away, and a variety of shops and amenities are conveniently nearby.

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