

Two-bedroom apartment in Carre d'Or

€645,000

Carre d'Or · 2 bedrooms · 76 m² in size



Description

In the vibrant Golden Square district, on Rue Cronstadt, a remarkable property awaits in a 1930s Bourgeoise condominium. This secure building, complete with an elevator, is ideally positioned between the shimmering sea and the tranquil Alsace-Lorraine Garden. The three-room apartment, measuring 77 square meters, is located on the fifth floor and is in excellent condition.

Upon entering, you are greeted by a spacious entrance leading to a living-dining area featuring solid parquet flooring. The open-plan kitchen is both fitted and equipped, seamlessly connecting to a 5 square meter west-facing balcony. The first bedroom, generously sized, overlooks a peaceful interior courtyard. The apartment also includes a modern shower room with a toilet, a second bedroom situated at the back, and an independent toilet. Renovated with high-quality materials, the apartment boasts ducted air conditioning, a newly crafted kitchen, and classic solid parquet flooring, blending old-world charm with modern conveniences.

Residents will appreciate the prime location, with easy access to amenities and transport options, including Tram lines 1 and 2 and the SNCF train station. The property is sold with a cellar in the basement and is part of a co-ownership.

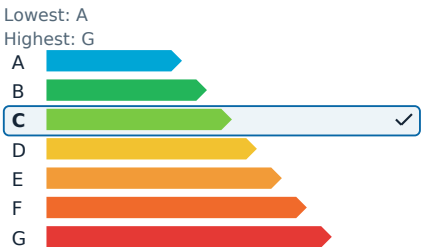
Annual current charges for the property amount to €2,400. The energy efficiency rating is C/C. There are no ongoing legal proceedings to the best of our knowledge. Agency fees are payable by the seller.

Key details

Surface area	76 m²
Bedrooms	2
Floor	Ground
Lift	Yes
Outside space	Balcony

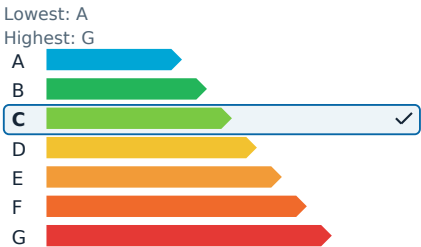
DPE (Energy)

C



GES (Emissions)

C



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