

Two-bedroom apartment in Carre d'Or

€1,099,000

Carre d'Or · 2 bedrooms · 103 m² in size



Description

In the heart of the Carré d'Or, this exquisite bourgeois apartment offers a blend of classic charm and modern comfort. Situated on the top floor of a stunning Belle Époque building with an elevator, the residence spans 103.18 m². It features a spacious double living room of 35 m² that opens onto a south-facing balcony of 9 m², perfect for soaking up the sun. The apartment includes two beautiful bedrooms, one of which is 16 m² and also has access to the balcony. A 15 m² lounge or office can easily serve as a third bedroom. The modern, fully equipped kitchen is conveniently located across from the living area. There is also a bathroom and a shower room, both with toilets.

The property exudes a warm and elegant atmosphere, with high ceilings, intricate moldings, solid wood flooring, and a fireplace enhancing its historic charm. Modern amenities such as double

glazing and air conditioning ensure comfort. Adding to its appeal, the apartment includes 21 m² of additional living space in the form of two converted attic rooms. One, measuring 4 m², is set up as an office, while the other, at 17 m², serves as an independent bedroom with a shower room, ideal for guests or as a private retreat for a teenager. There is potential to connect this attic space to the main apartment, creating a unique living area. A 16 m² cellar provides additional storage.

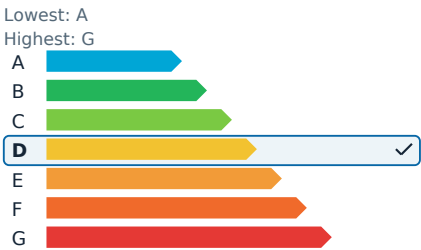
Energy efficiency is rated as D (187 kWh/m²/year), with CO2 emissions also rated D (31 kgCO2/m²/year). The annual management charges amount to 2,100 EUR, and the property tax is 2,198 EUR. Agency fees are borne by the seller, and there are no ongoing legal proceedings.

Key details

Surface area	103 m²
Bedrooms	2
Floor	5th
Lift	Yes
Outside space	Balcony
Monthly charges	€175 /mo

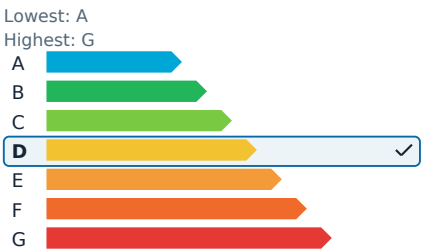
DPE (Energy)

D



GES (Emissions)

D



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