

Two-bedroom apartment in Carre d'Or

€1,180,000

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



Description

This superb bourgeois apartment is a true gem in the heart of Carré d'Or, offering a perfect blend of classic elegance and modern comfort. Situated on the top floor of a magnificent Belle Epoque building, the apartment spans 103.18 m² under Carrez law, with a total living space of 125.78 m². The property is bathed in natural light, thanks to its south-facing orientation, and features a charming green balcony of 9 m². Additional features include two fitted attics and a spacious cellar, providing ample storage and versatility.

The apartment is currently configured as a 3/4-room property. A spacious entrance leads to a double living room of 35 m², a 16 m² bedroom with a wardrobe, a fully equipped modern kitchen, a second bedroom of 11 m², and a versatile living room/office space that can serve as a third bedroom. The property includes a bathroom

with a toilet and a shower room with a toilet. High ceilings, moldings, solid parquet flooring, and a fireplace add to the apartment's undeniable charm, while modern comforts such as double-glazed PVC frames and air conditioning ensure a pleasant living experience.

Two additional living spaces are provided by the fitted attics, both equipped with electricity and skylights. The smaller attic serves as an office, while the larger 17 m² attic is ideal for an additional bedroom, complete with its own shower room. There is also the possibility of connecting the apartment to the large attic for even more space.

Energy efficiency rating: D (198 kWh/m²/year) / D (31 kgCO₂/m²/year). Share of annual charges: 2100 EUR. Agency fees are payable by the seller. No ongoing legal proceedings are known.

Key details

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

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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