

Three-bedroom apartment in Carre d'Argent €850,000

Carre d'Argent · 3 bedrooms · 163 m² in size



Description

This charming 163m² apartment, situated on the top floor of an elegant 1880 bourgeois building with an elevator, offers a unique living experience. With its prime location near Place Wilson and the Durandy tramway, residents enjoy easy access to local amenities. The spacious interior includes a large entrance, a generous living room with a dining area, and a kitchen that can be opened to the living space. Two bedrooms, each with their own en-suite shower rooms and toilets, provide comfort and privacy. An additional upper-level space features a third bedroom, a workshop, an office, and ample storage. All bedrooms overlook a quiet courtyard, ensuring peace and tranquility.

The apartment is filled with warmth and natural light, is fully air-conditioned, and includes three balconies, offering various possibilities for customization. A cellar adds to the convenience of this property. A virtual tour is available upon request.

The property is part of a co-ownership with 20 lots, including 12 residential units. The annual charges amount to 2040 euros. The agency fees, amounting to 4.94% including tax, are the responsibility of the buyer. There are no ongoing legal proceedings.

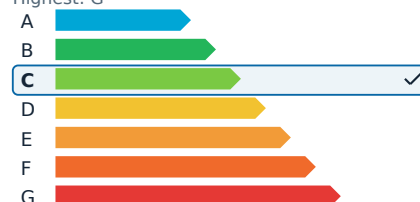
Key details

Surface area	163 m ²
Bedrooms	3
Floor	4th
Lift	Yes
Outside space	Balcony
Monthly charges	€170 /mo

DPE (Energy)

C

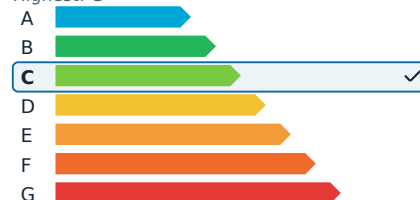
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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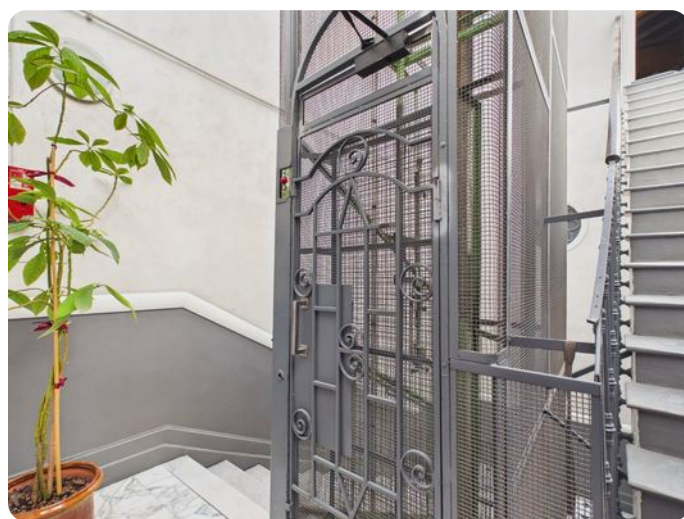
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Surface totale approximati

127.9 m²

Balcons et terrasses

6.7 m²

Hauteur libre réduite

2.9 m²

(1) Hors balcons et terrasses

Hauteur libre réduite:

..... Inférieure 1.5 m

Les calculs se réfèrent à la norme RT
IPMS 3C. Toutes les mesures sont
approximatives et ne sont pas à
l'échelle. Ce plan d'étage n'a qu'un b
illustratif.

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