1 room in Carre d'Argent

€109,000

Carre d'Argent · 1 room · 13 m² in size

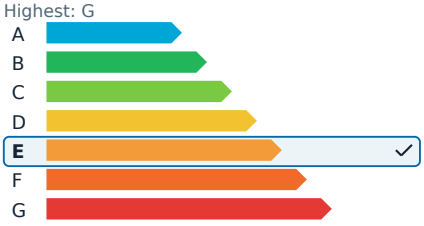


Key details

Surface area	**13 m²**
Rooms	**1**
Floor	**6th**
Lift	**Yes**
Annual charges	**€545 /yr**

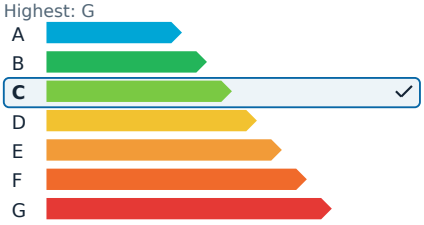
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

This charming attic studio, located on the top floor of a well-maintained historic building, offers a unique living experience with its bright and peaceful atmosphere. The apartment spans 13.08 square meters under the Carrez law and 24.03 square meters of floor space. Its thoughtful layout and excellent upkeep make it an appealing choice for both investors and those seeking a pied-à-terre. Recent air conditioning, double-glazed windows, and an energy efficiency rating of D ensure compliance with current energy regulations.

Inside, you'll find a small entryway with a storage closet, a pleasant living area, a cozy sleeping nook, and a well-equipped kitchen illuminated by a Velux window. The bathroom, complete with a shower and WC, also benefits from natural light through a window. The property is further enhanced by low co-ownership charges and property taxes, making it an attractive investment opportunity.

A significant advantage is the upcoming complete renovation and insulation of the roof, which is already fully funded, adding value without additional cost to the future owner. This rare find combines the charm of an old building with modern comfort and excellent potential for profitability.

Energy efficiency rating: D

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