

# Two-bedroom apartment in Carre d'Argent

€430,000

Carre d'Argent · 2 bedrooms · 69 m² in size



## Description

This charming three-room apartment is situated in a small co-ownership in the heart of the city, just steps away from Place Masséna and alongside the lush Coulée Verte. The property offers a living area of 70 square meters, with 58 square meters under the Carrez law. The apartment is ideally positioned overlooking the quiet inner courtyard, offering a serene escape amidst the vibrant city. The building, dating back to 1868, is in excellent condition and exudes historical charm.

Inside, the apartment features a spacious living room with an 8 square meter mezzanine, two bedrooms, an independent kitchen with a laundry area, a bathroom, and a separate toilet. A recent renovation ensures modern comfort, with updated electrical systems, double-glazed windows, and reversible air conditioning.

The property benefits from very low charges and includes a cellar. No further work is needed, making it ready for immediate occupancy.

## Key details

|                 |          |
|-----------------|----------|
| Surface area    | 69 m²    |
| Bedrooms        | 2        |
| Floor           | 1st      |
| Lift            | Yes      |
| Outside space   | No       |
| Monthly charges | €109 /mo |

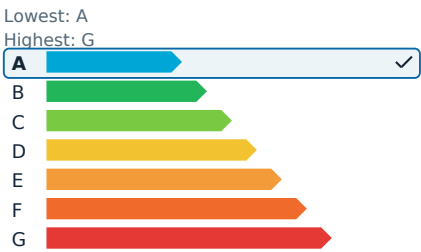
## DPE (Energy)

C



## GES (Emissions)

A



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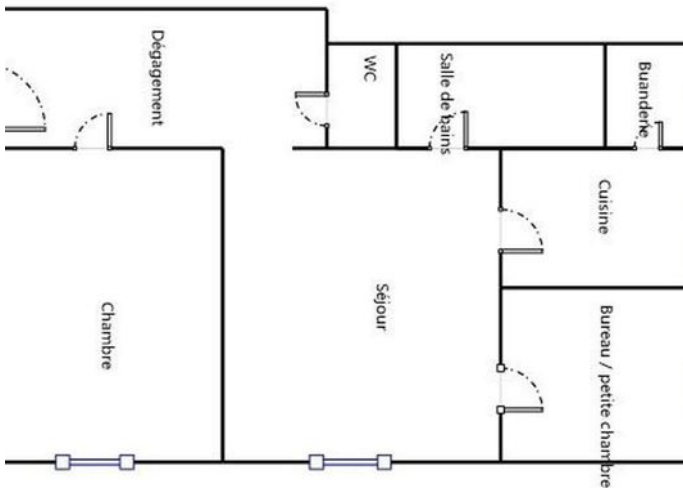
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Carre d'Argent · 2 bedrooms · 69 m<sup>2</sup> in size



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