# 2 rooms in Carre d'Argent

**€380,000**

Carre d'Argent · 2 rooms · 39 m² in size



## Key details

| | |
|---|---|
| Surface area | **39 m²** |
| Rooms | **2** |
| Floor | **5th** |
| Lift | **Yes** |
| Balcony | **Yes** |
| Annual charges | **€1,800 /yr** |

**DPE (Energy)** **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

**GES (Emissions)** **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

## Description

In the heart of the prestigious Carré d'Or, just steps away from Avenue Jean Médecin and the pedestrian zone, this charming two-room apartment offers a living space of 39.12 square meters. Situated on the fifth floor of a building with an elevator, it has been tastefully renovated to blend the charm of the old with modern comforts. The apartment features a bright living room with a fully equipped open kitchen, a bedroom with a built-in wardrobe that opens onto a west-facing balcony, and a bathroom with a toilet. Overlooking a quiet inner courtyard, the property ensures absolute tranquility in the bustling city center. The high ceilings and original moldings add to its character, while air conditioning provides additional comfort.

The apartment is conveniently located near shops, public transport, restaurants, and all amenities, making it an ideal opportunity for a primary residence, a pied-à-terre, or a quality rental investment. Its strategic and sought-after location is a significant advantage. An estimated annual energy expenditure for standard use ranges between €620 and €890, covering subscription costs and indexed to the years 2021, 2022, and 2023.

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