2 rooms in Carre d'Argent

€445,000

Carre d'Argent · 2 rooms · 51 m² in size



Key details

Surface area	**51 m²**
Rooms	**2**
Floor	**1st**
Lift	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

Description

This first-floor apartment, accessible by elevator, is part of a well-maintained building in the vibrant heart of the city center. The entrance opens up to a bright living room with an equipped American kitchen, creating a welcoming and practical space for daily living. The layout is well-designed, offering a neat and contemporary atmosphere.

The sleeping area includes a comfortable bedroom and an independent dressing room, providing ample storage space. A modern bathroom and a separate toilet complete the property. The apartment is in good condition and requires no additional work.

The location is highly desirable, with close proximity to public transport such as the tram, Avenue Jean Médecin, shops, restaurants, and all the conveniences of the city center. The neighborhood supports a pedestrian-friendly lifestyle and is just a few minutes away from the Coulée Verte. This property is ideal for a primary residence, a pied-à-terre, or a rental investment in a central and dynamic area.

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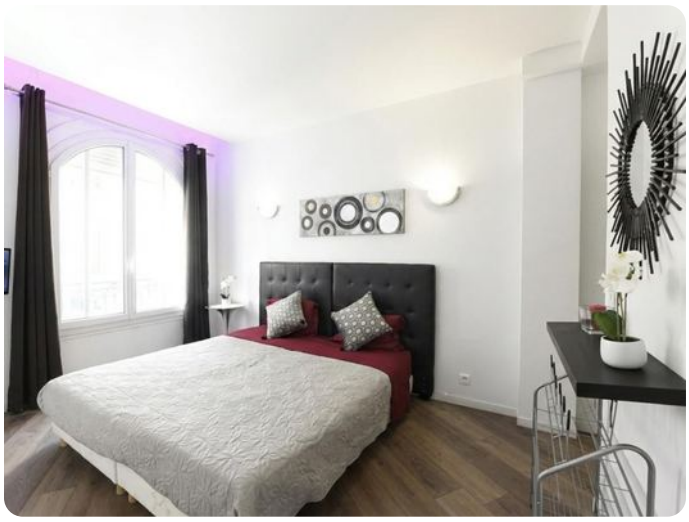



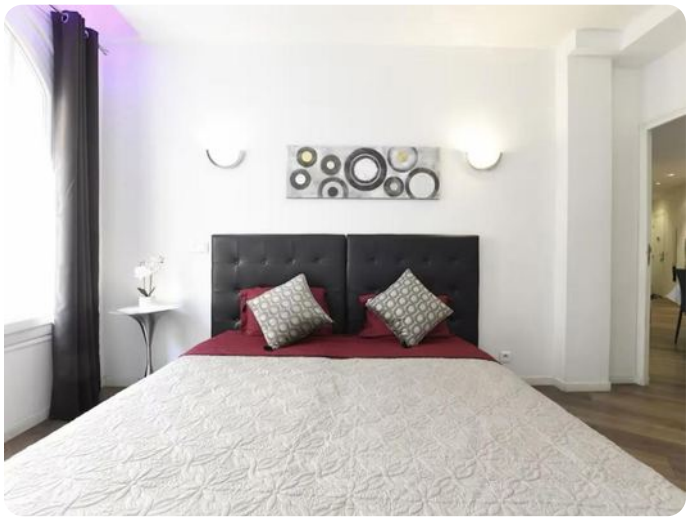



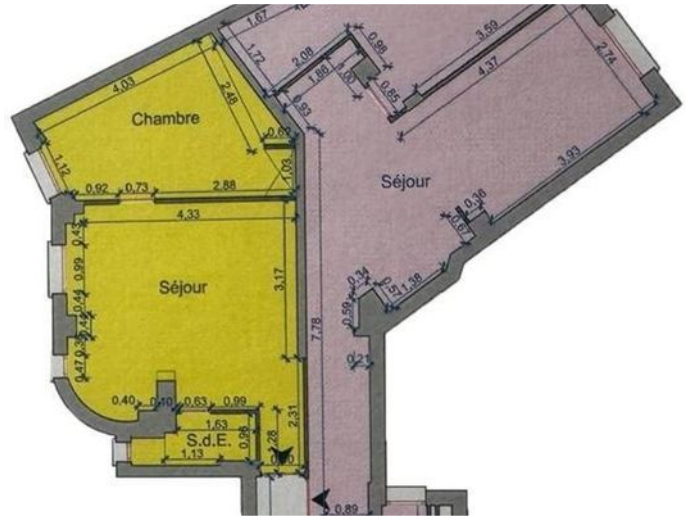

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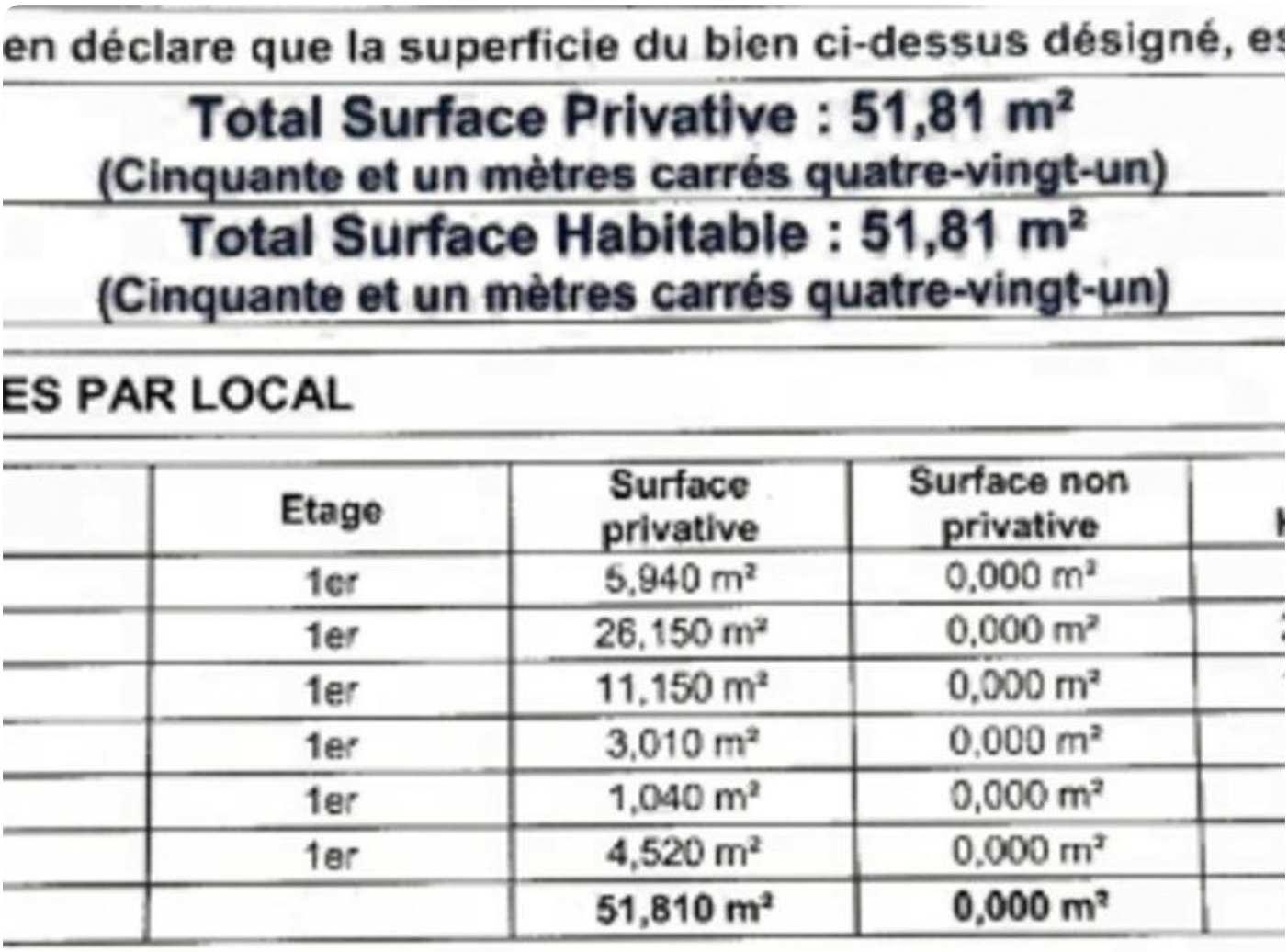

en déclare que la superficie du bien ci-dessus désigné, es

Total Surface Privative : 51,81 m²

(Cinquante et un mètres carrés quatre-vingt-un)

Total Surface Habitable : 51,81 m²

(Cinquante et un mètres carrés quatre-vingt-un)

ES PAR LOCAL

	Etage	Surface privative	Surface non privative	
	1er	5,940 m²	0,000 m²	
	1er	26,150 m²	0,000 m²	
	1er	11,150 m²	0,000 m²	
	1er	3,010 m²	0,000 m²	
	1er	1,040 m²	0,000 m²	
	1er	4,520 m²	0,000 m²	
		51,810 m²	**0,000 m²**	