3 rooms in Carre d'Argent

€1,100,000

Carre d'Argent · 3 rooms · 86 m² in size



Key details

Surface area	**86 m²**
Rooms	**3**
Floor	**3rd**
Lift	**Yes**
Balcony	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

In the heart of the vibrant Carré d'Or on Boulevard Victor Hugo, discover a stunning three-room apartment on the third floor of a secure 1930s building with an elevator. This 87-square-meter residence has been meticulously renovated and tastefully decorated by an interior designer, offering a harmonious blend of style and comfort.

The apartment welcomes you with a spacious entryway featuring custom-built storage solutions. The living area, exceeding 40 square meters, opens onto a west-facing balcony overlooking a tranquil courtyard. The open-plan kitchen is fully fitted and equipped, perfect for culinary enthusiasts. The master bedroom, over 17 square meters, boasts a bespoke walk-in closet, while the second bedroom also includes its own custom wardrobe. Two bathrooms and two separate toilets provide convenience and privacy.

Quality materials are evident throughout, with double glazing, electric shutters, and electric blinds enhancing the living experience. This property is sold fully furnished and includes a basement storage cellar. For added convenience, there is an option to rent a parking space in a nearby building.

Ideally situated, the apartment is close to amenities and public transport, including Tram lines 1 and 2 and the SNCF train station, making it an excellent choice for city living.

Annual management charges are 2,100€. The property is part of a co-ownership with no ongoing legal proceedings. The energy efficiency rating is C/A, and agency fees are the responsibility of the seller.

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