# 3 rooms in Carre d'Argent

**€430,000**

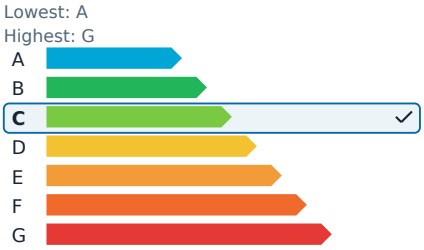
Carre d'Argent · 3 rooms · 69 m² in size



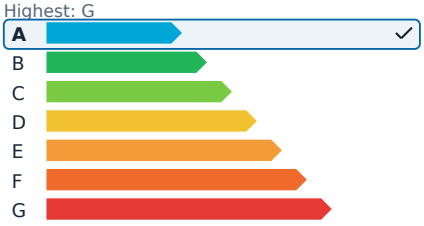
## Key details

| | |
|---|---|
| Surface area | **69 m²** |
| Rooms | **3** |
| Floor | **1st** |
| Lift | **Yes** |
| Cellar | **Yes** |
| Annual charges | **€1,311 /yr** |

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




**GES (Emissions)** **A**




## 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.

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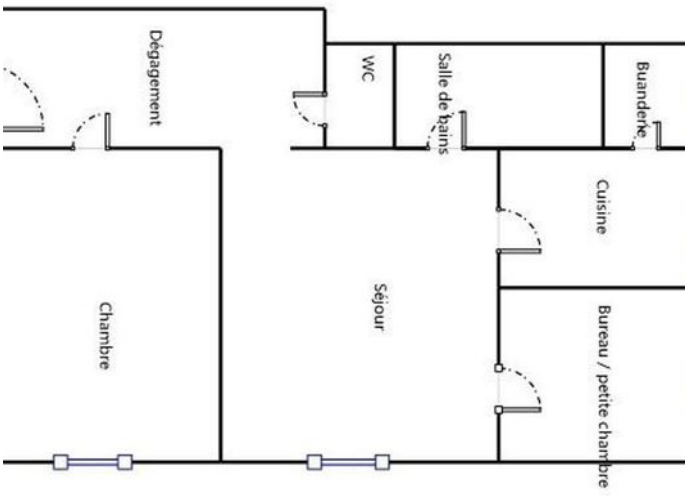








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