# 3 rooms in Carre d'Or

**€750,000**

Carre d'Or · 3 rooms · 95 m² in size



## Key details

| | |
|---|---|
| Surface area | **95 m²** |
| Rooms | **3** |
| Floor | **4th** |
| Lift | **Yes** |

**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

Perched on the fourth floor of a prestigious 1950s residence, this expansive 95 m² three-room apartment offers a unique living experience in the heart of the city. The property is bright and airy, with no direct overlooking neighbors, providing a rare sense of privacy and comfort.

In excellent overall condition, the apartment features a spacious 30 m² living room, two large bedrooms, an independent kitchen, a bathroom, and separate toilets. Architectural plans are available, allowing for the easy addition of a third bedroom while maintaining a generous living area.

Additionally, a 9.5 m² maid's room on the top floor provides an independent space perfect for an office or extra storage.

The location is highly convenient, just a 5-minute walk from the Jean Médecin tramway, the bustling avenue Jean Médecin, and the beach. This prime spot offers a pedestrian-friendly lifestyle with immediate access to shops, schools, and public transport.

This property on Victor Hugo is a rare find, combining spaciousness, an excellent location, and potential for development.

The quarterly charges are €451, covering water, heating, general expenses, and elevator maintenance.

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