# 3 rooms in Carre d'Or

**€850,000**

Carre d'Or · 3 rooms · 92 m² in size

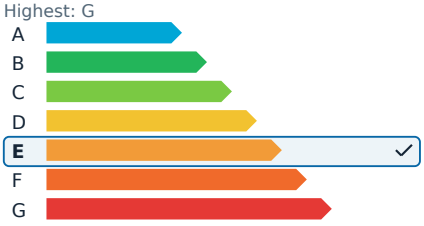


## Key details

| | |
|---|---|
| Surface area | **92 m²** |
| Rooms | **3** |
| Floor | **5th** |
| Lift | **Yes** |
| Balcony | **Yes** |

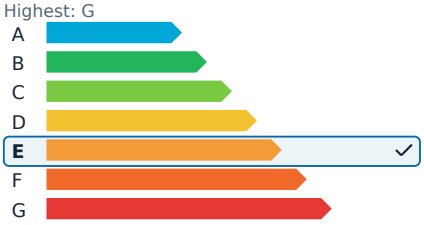
**DPE (Energy)** **E**

Lowest: A
Highest: G




**GES (Emissions)** **E**

Lowest: A
Highest: G




## Description

This charming 3-room apartment, offering 92 square meters of living space, is located on the fifth floor of an art-deco building with an elevator. The property has been completely renovated, providing a fresh and modern living environment. A basement storage space is also included for added convenience.

Positioned on Boulevard Gambetta in the residential area of Quartier des Fleurs, the apartment benefits from its proximity to local shops and the famous Promenade des Anglais, just a 50-meter walk away. Public transportation is easily accessible, with the "Alsace Lorraine" tram station on Line 2 only a short distance from the building.

Inside, the apartment features an entryway leading to a separate, fully equipped kitchen that opens onto a balcony. The kitchen includes a stove, oven, hood, refrigerator, washing machine, dryer, and dishwasher. The bright living room offers ample space for relaxation, while the two bedrooms provide comfortable accommodations, with one bedroom featuring a small balcony. A bathroom with a toilet completes the layout of this delightful home.

The building is characterized by its bourgeois style, adding a unique touch to the property.

The apartment benefits from collective heating and both hot and cold water services.

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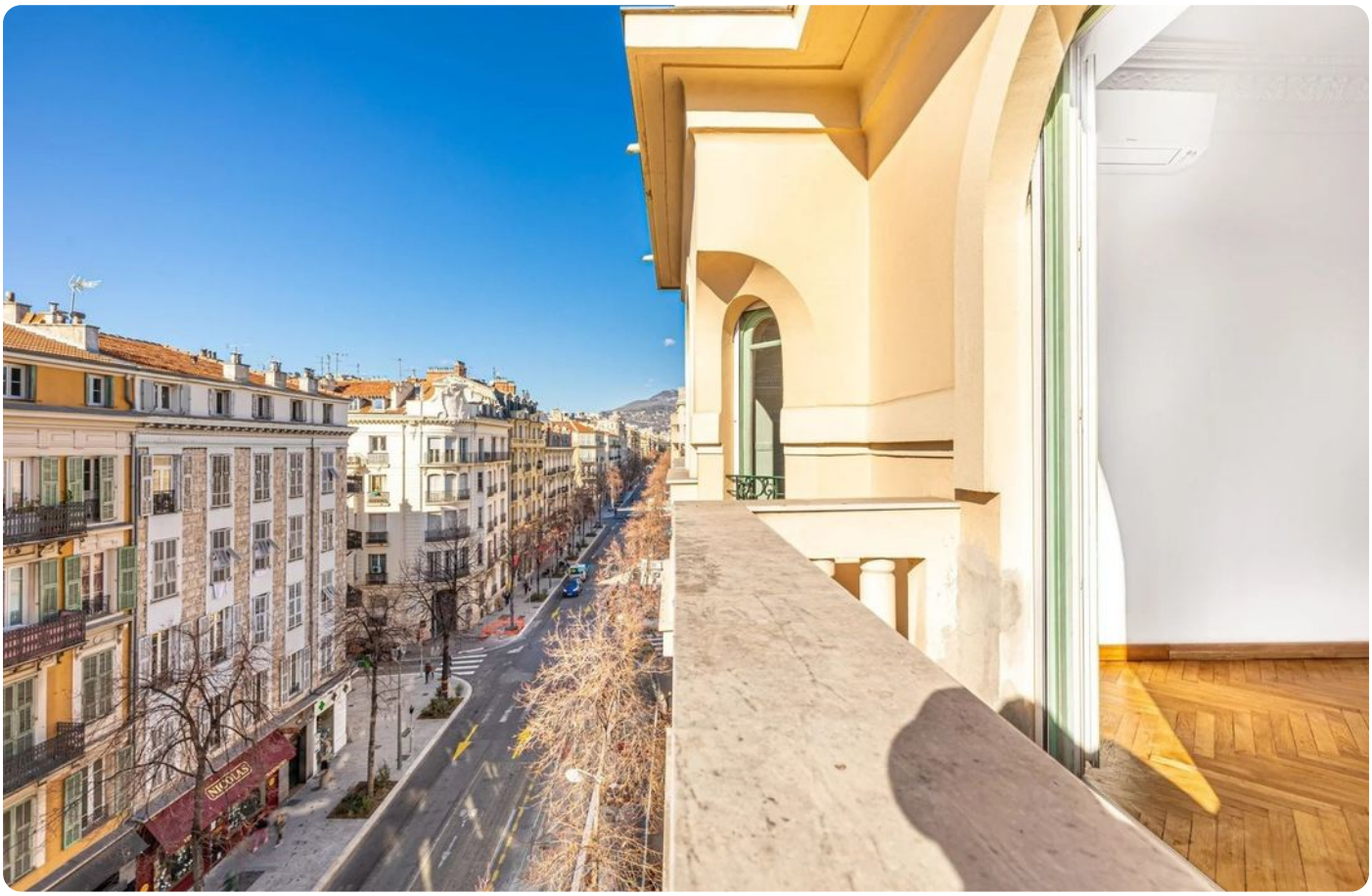




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