3 rooms in Carre d'Or

€499,000

Carre d'Or · 3 rooms · 94 m² in size



Key details

Surface area	**94 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**
Annual charges	**€3,312 /yr**

DPE (Energy) **D**

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 charming three-room apartment, measuring approximately 96 square meters, is located on the first floor of a stunning 1930s bourgeois building. The secure building features an elevator and is just steps away from the sea and local amenities. It is an ideal choice for a primary residence, a secondary home, or even for a professional practice.

The apartment is situated in a highly sought-after neighborhood, offering a prime location with all conveniences within immediate reach. The tramway is less than a three-minute walk away, and the sea is only 300 meters from the doorstep. The area is rich with shops and quality schools, making it perfect for those who enjoy walking to their destinations while still having easy access to main roads, with the expressway entrance less than ten minutes away.

Upon entering the apartment, you will be captivated by its unique charm, typical of bourgeois constructions, including high ceilings, wooden floors, and generous spaces. The apartment is both cross-ventilated and quiet, thanks in part to reduced traffic on Boulevard Gambetta. Its spacious layout offers significant potential for customization to suit your lifestyle and preferences.

Currently, the apartment features a large living room of about 23 square meters and a separate kitchen of nearly 10 square meters. For those considering reconfiguring the space, there is potential to convert these rooms into bedrooms and relocate the kitchen to another part of the apartment, creating a magnificent living area of approximately 37 square meters.

The sleeping area consists of two large bedrooms measuring 18 and 19 square meters. Additionally, there is a bathroom and two separate toilets. A cellar is also included with the property.

This character-filled apartment with its rare spaciousness offers numerous possibilities to create a unique living space, just a few steps from the sea.

Energy efficiency rating is D. The property is part of a co-ownership comprising 59 main lots. Monthly management charges are €276, which cover cold water, maintenance of common areas, heating, and elevator. The property tax

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