3 rooms in Carre d'Or

€795,000

Carre d'Or · 3 rooms · 94 m² in size



Key details

Surface area	**94 m²**
Rooms	**3**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€3,240 /yr**

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

This charming three-room apartment offers 94 square meters of fully renovated living space, situated on the fifth floor of an art-deco building with an elevator. A basement storage area is also included. The property is in the residential part of the Fleurs neighborhood on Boulevard Gambetta, where all necessary amenities are within easy reach. The famous Promenade des Anglais is just a 50-meter walk away, and convenient public transportation options, including the Alsace Lorraine tramway station on Line 2, are just steps from your door.

Inside, the apartment features a welcoming entrance, a separate, fully equipped kitchen with modern appliances such as a stove, oven, hood, refrigerator, washing machine, dryer, and dishwasher. The kitchen opens onto a balcony, perfect for enjoying a quiet moment outdoors. The bright living room and two bedrooms, one of which has its own small balcony, offer ample space for relaxation. A bathroom with a toilet completes the layout. This residence stands out for its location in a distinctive bourgeois building, making it a unique find on the market.

The apartment benefits from collective heating and both hot and cold water are provided collectively.

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