4 rooms in Carre d'Or

€495,000

Carre d'Or · 4 rooms · 90 m² in size

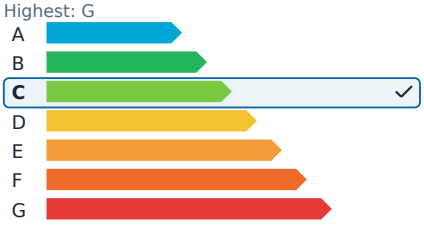


Key details

Surface area	**90 m²**
Rooms	**4**
Floor	**3rd**
Balcony	**Yes**
Cellar	**Yes**

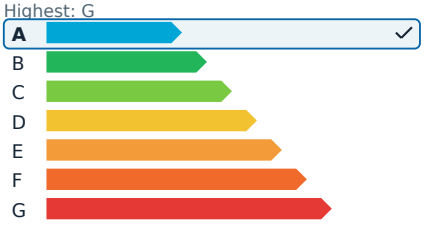
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This bright and spacious 4-room apartment spans 90 m² and occupies the top floor, providing an inviting living space filled with natural light. The open kitchen seamlessly connects to the living room, creating a warm and modern atmosphere. A highlight of this apartment is the balcony that wraps around the entire unit, offering ample outdoor space. Inside, you'll find three comfortable bedrooms and a well-maintained bathroom with a WC, all ready for new occupants. Additionally, a large cellar provides valuable storage options.

The apartment's prime location is a major advantage, situated close to shops, services, and the Alsace Lorraine tram stop, making it highly desirable. This property perfectly combines convenience, comfort, and functionality.

The apartment is part of a co-ownership consisting of 15 lots. There are no ongoing legal proceedings. Energy efficiency is rated at class C, with a climate class of A. The estimated annual energy expenditure for standard use is between €1,098.00 and €1,453.00 for the years 2021, 2022, and 2023, including subscriptions. Agency fees are payable by the seller.

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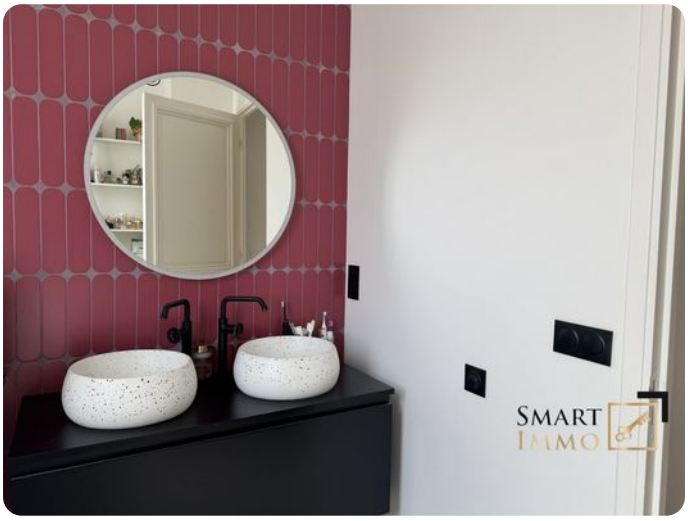
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