



## F4 grand salon salle à manger, balcon, 2 chambres



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 476,293.29

### Location

Country: France  
State/Region/Province: Grand Est  
City: Strasbourg  
ZIP code: 67000  
Posted: Jul 11, 2025

### Description:

A great opportunity with this flat, which has already been renovated, with external insulation work and facade renovation to be paid for by the vendor (budget €40,000).

Ideally located in the Observatoire Esplanade district, with tram stops C, E and F at the foot of the building - close to Strasbourg centre, Kehl and the Kutenau, Vauban, Conseil des XV and Orangerie districts.

Close to all amenities: schools, shops, tram stop at the foot of the building, bus, market, post office. High standard, on the 3rd floor, served by a lift, a private entrance separates you from the stairwell. Unobstructed views.

Ready to move in: completely renovated, electricity, paint, tiling, sanded parquet flooring, 2 large bedrooms, 2 modern shower rooms and 2 separate WCs.

A spacious lounge opens onto the dining room with its 8 m2 balcony, or it could be converted into a 3rd bedroom.

A cellar completes the property and a garage box is also available.

Built: 1970

### Common

Bedrooms: 2  
Bathrooms: 2  
Finished sq. ft.: 105 sq m  
Floor Number: 3



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## Room details

Total rooms: 4

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 233

## Building details

Parking: Yes

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T652088/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T652088/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1384373

