

One-bedroom apartment in Carre d'Or

€475,000

Carre d'Or · 1 bedroom · 47 m² in size



Description

Discover a charming two-room apartment in the heart of Nice's Carré d'Or, just steps away from the iconic Promenade des Anglais and the renowned Negresco Hotel. This delightful 47 m² residence, situated on the third floor with elevator access, offers a spacious living area with an open kitchen, a comfortable bedroom, and a modern bathroom. The terrace provides a lovely spot to enjoy the Nice climate with a partial sea view.

The apartment is in excellent condition and includes features such as air conditioning, double glazing, and electric shutters, ensuring a comfortable living experience. It also comes with a storage cellar. This property is perfect as a primary residence, a pied-à-terre, or a

secondary home, located in one of Nice's most sought-after areas, close to the sea, shops, restaurants, and public transport.

This property is part of a co-ownership comprising 30 lots, with no ongoing legal proceedings. The monthly management cost is approximately €116. The energy efficiency rating is class C with an index of 121, and the climate rating is class A with an index of 3. Agency fees are covered by the seller.

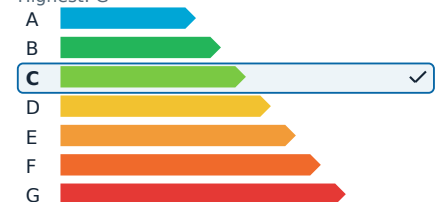
Key details

Surface area	47 m²
Bedrooms	1
Floor	3rd
Lift	No
Outside space	Terrace
Monthly charges	€116 /mo

DPE (Energy)

C

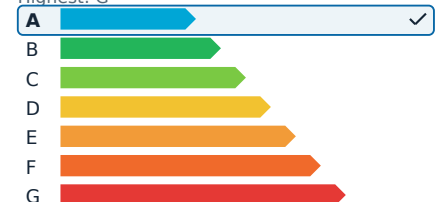
Lowest: A
Highest: G



GES (Emissions)

A

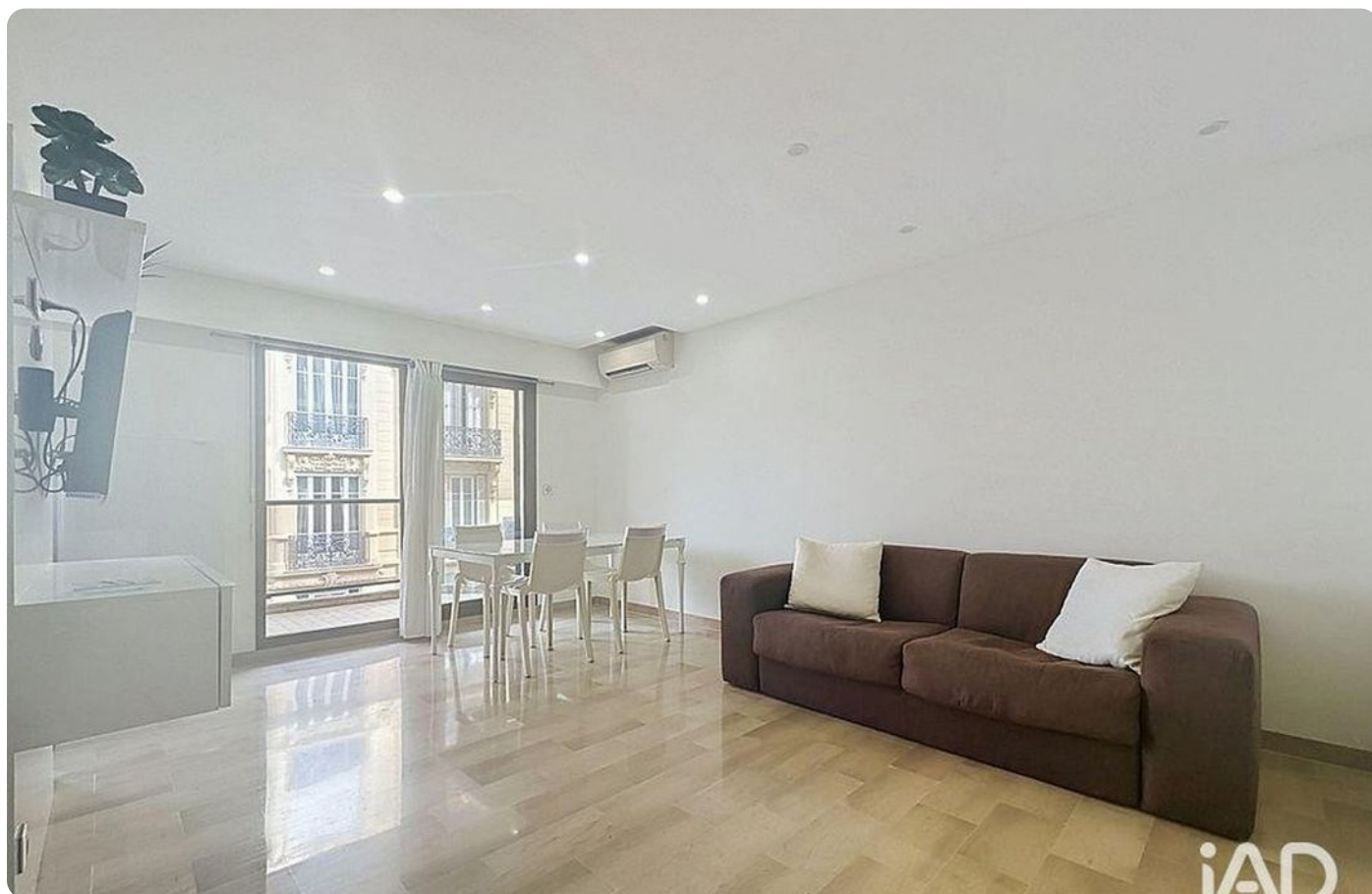
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