

One-bedroom apartment in Carre d'Or

€441,000

Carre d'Or · 1 bedroom · 61 m² in size



Description

In the heart of Nice's Carré d'Or on rue du Congrès, this superb 2-room apartment offers a unique opportunity on the market. Just a short distance from the Promenade des Anglais and a variety of local amenities, this top-floor residence spans 61 square meters, including a 45-square-meter living area and a 13.5-square-meter veranda. The apartment features a desirable north-south exposure, providing panoramic views of the city, and is located in a peaceful, sunlit setting within a high-quality building.

Energy efficiency rating is D-214, and greenhouse gas emissions are rated D-46. The annual charges amount to 2,000 EUR, covering heating and water. The co-ownership consists of 44 lots, including 36

apartments. Agency fees, which are 5% including tax, are payable by the buyer.

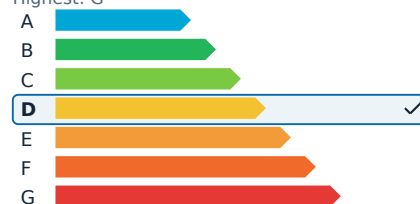
Key details

Surface area	61 m ²
Bedrooms	1
Floor	5th
Lift	Yes
Outside space	Balcony
Monthly charges	€167 /mo

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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