

One-bedroom apartment in Carre d'Or

€583,000

Carre d'Or · 1 bedroom · 45 m² in size



Description

In the heart of the prestigious Carré d'Or district, this apartment is part of the Terra Mare building, dating back to 1959, located at the intersection of Rue Halévy and Rue Gabriel Fauré. It offers a prime location just steps away from the famous Promenade des Anglais, Avenue Gustave V, and the lush Coulée Verte. Originally two separate studios, the space has been thoughtfully combined to create a spacious one-bedroom apartment, providing a comfortable living environment.

The apartment boasts two bathrooms and two toilets, enhancing both personal comfort and rental appeal. Situated on the fourth floor, it is bathed in natural light throughout the day. The exterior

features a delightful terrace of over 12 square meters with a partial sea view, complemented by a 4.05 square meter balcony accessible from the bedroom, making it a desirable feature in this sought-after area.

With an energy performance certificate rated C, the apartment ensures good energy efficiency. Monthly management costs are approximately €200, which includes cold water. There is also the option to purchase a parking space separately. This property is ideal for various buyers, whether as a second home, a pied-à-terre, or a high-potential rental investment.

Energy efficiency rating: C

Monthly management cost: Approximately €200, including cold water.

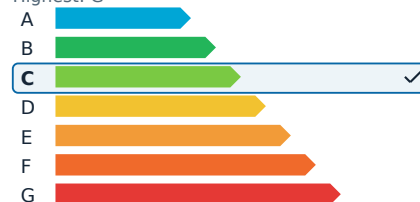
Key details

Surface area	45 m²
Bedrooms	1
Floor	2nd
Lift	Yes
Outside space	Terrace
Monthly charges	€2,441 /mo

DPE (Energy)

C

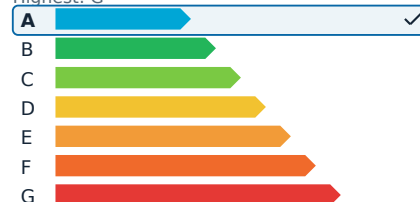
Lowest: A
Highest: G



GES (Emissions)

A

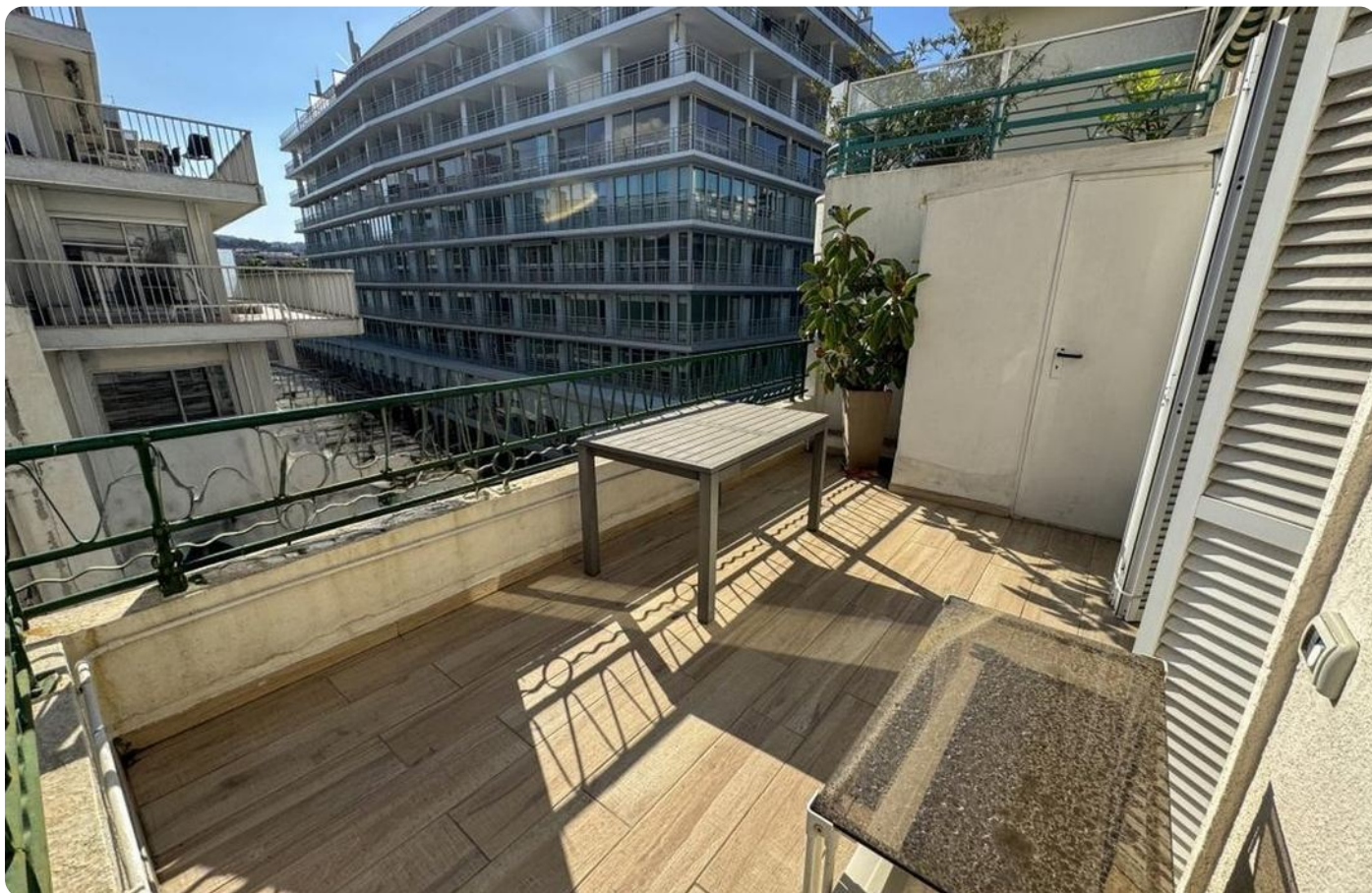
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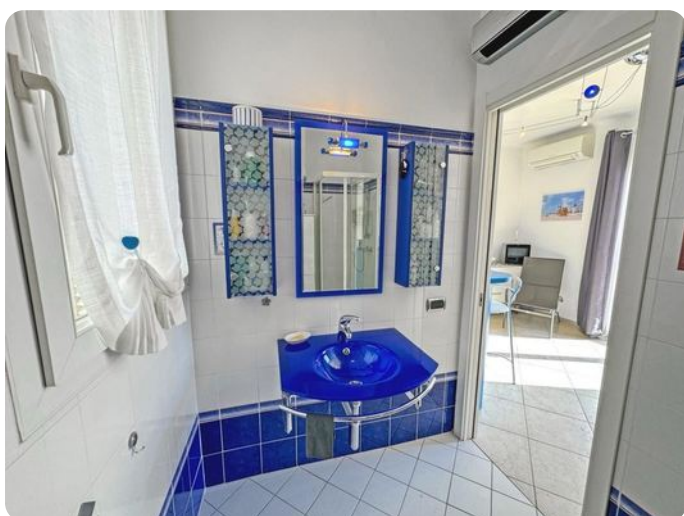
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