

# One-bedroom apartment in Carre d'Or

€490,000

Carre d'Or · 1 bedroom · 64 m<sup>2</sup> in size



## Description

In the heart of the prestigious Carré d'Or, this grand 2-room apartment offers 65 square meters of living space, with the potential to be easily transformed into a 3-room layout. Just a short walk from the Promenade des Anglais and the pedestrian zone, the property boasts a prime location in the vibrant city center.

Located on the first floor of an upscale residence with an elevator, the apartment spans 63 square meters and is sold with a cellar. Its current configuration includes a spacious entrance, a bright 22-square-meter living room, an independent kitchen, a large bedroom, a bathroom, and separate WC. The functional layout and generous spaces make it ideal for a primary residence, a pied-à-terre, or a professional office.

Information about potential risks for this property is available on the Géorisques website: [georisques.gouv.fr](https://georisques.gouv.fr).

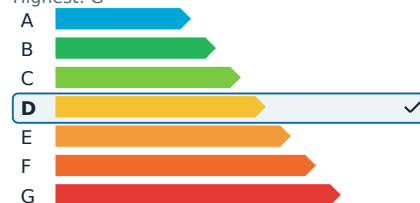
## Key details

|               |                   |
|---------------|-------------------|
| Surface area  | 64 m <sup>2</sup> |
| Bedrooms      | 1                 |
| Floor         | 1st               |
| Lift          | Yes               |
| Outside space | No                |

## DPE (Energy)

D

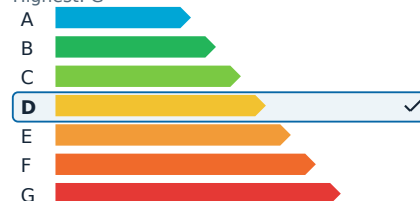
Lowest: A  
Highest: G



## GES (Emissions)

D

Lowest: A  
Highest: G



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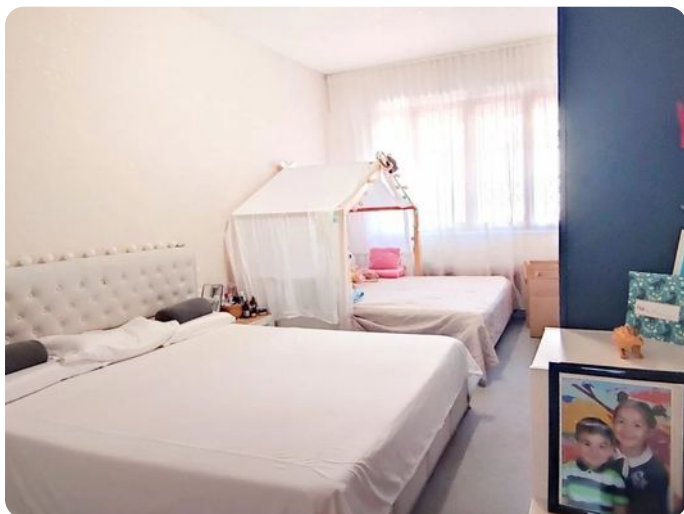
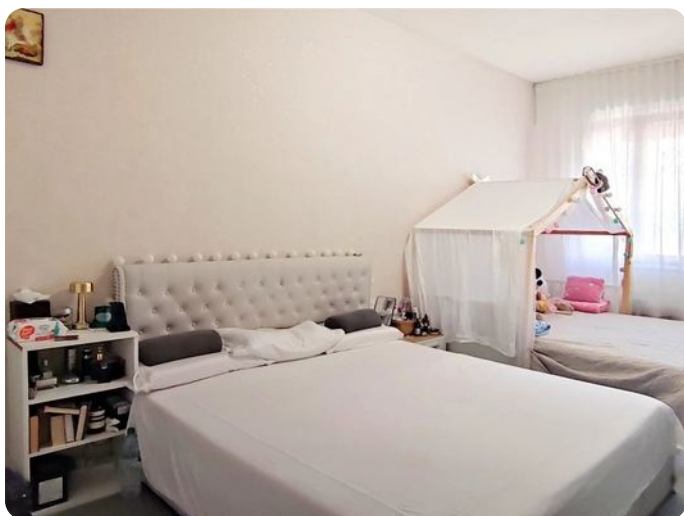
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