

One-bedroom apartment in Carre d'Or

€250,000

Carre d'Or · 1 bedroom · 42 m² in size



Description

This luxury T2 apartment offers a modern and comfortable living space in the desirable Saint Jean d'Angely faculty area of Nice. Built in 2011, the apartment spans 42 m² and is situated on the third floor of a five-story building, which is accessible to individuals with reduced mobility. The interior features a bright living room with a kitchenette, a comfortable bedroom, and a bathroom with a WC. The apartment's south-west exposure ensures ample natural light throughout the day. A standout feature is the 12 m² terrace, perfect for enjoying the pleasant climate. Additionally, the property includes a secure garage in the basement.

The apartment is in a tranquil setting yet conveniently close to shops, public transport, and other essential services. Its proximity to the Riquier train station enhances connectivity, making it an

attractive choice for those seeking both comfort and convenience in a sought-after part of Nice.

The property is part of a co-ownership that includes 94 lots. The estimated budget for current expenses is 960 euros per year. Agency fees are payable by the seller. The energy performance is based on the old version of the DPE, with an estimated annual energy expenditure of 265 euros.

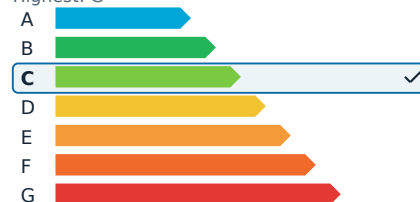
Key details

Surface area	42 m²
Bedrooms	1
Floor	3rd
Lift	Yes
Outside space	No
Monthly charges	€80 /mo

DPE (Energy)

C

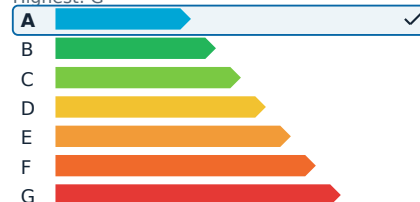
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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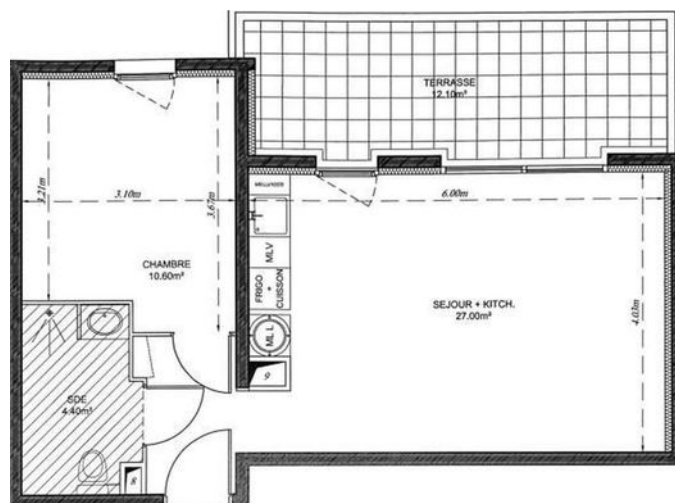
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