Two-bedroom apartment in Carre d'Argent

€699,000

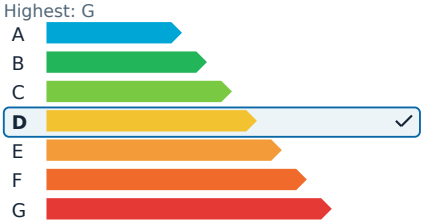
Carre d'Argent · 2 bedrooms · 80 m² in size

Key details

Surface area	**80 m²**
Bedrooms	**2**
Floor	**5th**
Lift	**Yes**
Outside space	**Terrace**

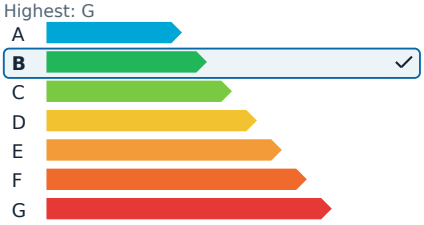
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

In the heart of the prestigious Carré d'Or, just steps from Place Masséna, the pedestrian zone, the Promenade des Anglais, and the beaches, this superb 80 m² three-room apartment is located on a high floor of a distinguished residence built in 1975. It offers a pleasant, unobstructed view stretching to Place Magenta and the renowned Boulevard Victor Hugo.

The apartment features a spacious, bright living area of 30 m² with dual exposure, opening onto a south-facing 6 m² terrace. It includes an independent kitchen, two tranquil north-facing bedrooms, a bathroom with a toilet, a shower room, and an additional separate toilet. A basement storage room is included with the property.

There is significant potential for customization, with the possibility of converting the current kitchen into a third bedroom or office. The location provides immediate access to shops, restaurants, cafes, and boutiques, as well as transport links via tram lines 1 and 2, making it an ideal setting for a primary residence or a pied-à-terre.

There is also the option to acquire parking in the basement of Nice Étoile.

This property is part of a co-ownership, with a total of 64 main lots. The annual charges amount to €3,050, and the agency fees are the responsibility of the buyer. The estimated annual energy expenses range from €1,570 to €2,140, based on 2021 energy prices.

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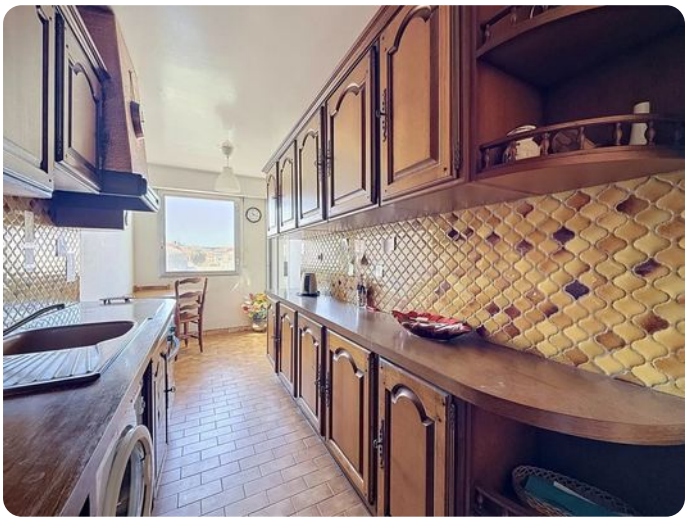

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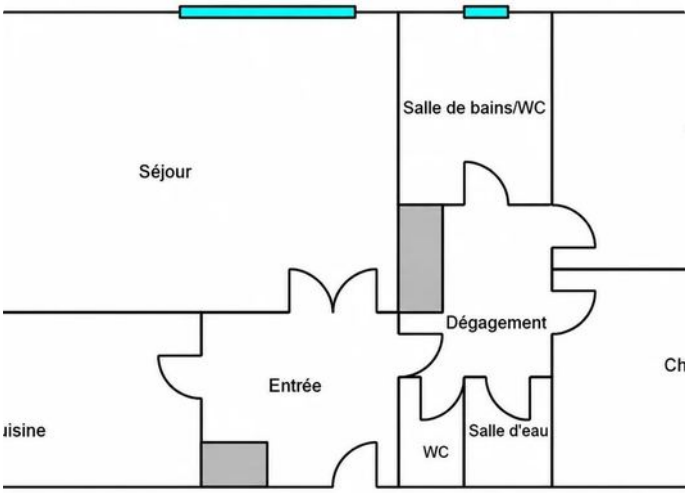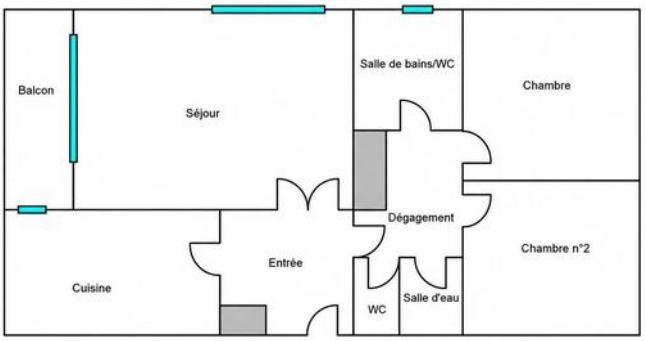
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