

Two-bedroom apartment in Carre d'Or

€750,000

Carre d'Or · 2 bedrooms · 69 m² in size



Description

Discover a charming three-room apartment of approximately 70 square meters with a serene terrace, perfectly positioned in the prestigious Negresco area. This exceptional property is right in the heart of Nice, just 150 meters from the Promenade des Anglais and its beautiful beaches, and in close proximity to the renowned Hotel Negresco. This bright and inviting apartment offers a peaceful retreat with a 6 square meter terrace.

The apartment features an entrance with storage, leading to a spacious living area with an open kitchen and dining room of around 21 square meters, which opens onto the terrace. The living space also includes a 12 square meter lounge, a sizeable master bedroom of about 15 square meters with direct terrace access and its own en-suite shower room with a toilet, and a second bedroom of

approximately 12 square meters that can connect to the lounge via a sliding door. Additionally, there is a second shower room with a toilet.

Benefiting from a Southeast exposure, the apartment is filled with natural light from morning to afternoon and is equipped with air conditioning. The building itself offers the convenience of a caretaker and an elevator, and a cellar is included with the property. The layout allows for the potential creation of a third bedroom, offering flexibility to suit your needs. This rare property is ideal for a primary or secondary residence or as a rental investment. Short-term rentals are also permitted in the building. A visit is highly recommended!

Estimated annual energy expenses for standard usage range between €1,546 and €2,092, based on 2021 rates, including subscriptions.

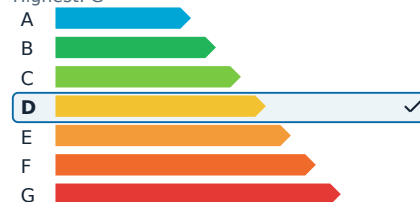
Key details

Surface area	69 m²
Bedrooms	2
Floor	3rd
Lift	No
Outside space	Terrace
Monthly charges	€231 /mo

DPE (Energy)

D

Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



Two-bedroom apartment in Carre d'Or

€750,000

Carre d'Or · 2 bedrooms · 69 m² in size



Two-bedroom apartment in Carre d'Or

€750,000

Carre d'Or · 2 bedrooms · 69 m² in size



Two-bedroom apartment in Carre d'Or

€750,000

Carre d'Or · 2 bedrooms · 69 m² in size

