

Two-bedroom apartment in Carre d'Or €1,150,000

Carre d'Or · 2 bedrooms · 89 m² in size



Description

Discover this superb four-room apartment located in the heart of Nice on the highly sought-after boulevard Dubouchage. Spanning 89 square meters, this property is ideally positioned in the bustling city center, offering a serene retreat within a prestigious residence complete with an elevator. Set back from the boulevard, the apartment opens onto a garden backdrop, providing a tranquil oasis amidst urban life.

The location is truly exceptional, with immediate access to the city center and just a short stroll from Place Masséna and the charming Old Town of Nice. The beaches are approximately ten minutes away, and all essential amenities, including shops and public transport, are conveniently close. The property is well-connected by tram lines 1 and 2, offering easy access to both the Port and the Airport.

Positioned on a high floor, this bright, south-facing apartment boasts abundant natural light. The terrace, seamlessly extending from the living room and open kitchen, serves as a delightful outdoor living space. It's perfect for dining, sunbathing, and setting up a cozy seating area. Currently undergoing a complete renovation, the apartment is set to be finalized in the coming days, featuring high-quality contemporary finishes. Expect herringbone-patterned solid oak parquet flooring, integrated reversible air conditioning, electric blinds, and meticulously selected materials. Elegant woodwork adds character and warmth throughout.

The layout is perfectly optimized, featuring an entrance that leads to a bright living room opening onto the terrace, a fully equipped open kitchen, and three bedrooms. Two are spacious main bedrooms, while the third can function as an office or guest room, complete with a balcony. The property includes a shower room with an Italian shower and heated floors, plus a bathroom with a bathtub, Japanese WC, and heated floors. The apartment will be sold fully furnished and comes with a cellar for additional storage.

The annual management cost is 3,744 euros. The agency fees are 5% and are the responsibility of the seller. The property is part of a co-ownership with an unspecified number of lots. There are no ongoing legal proceedings.

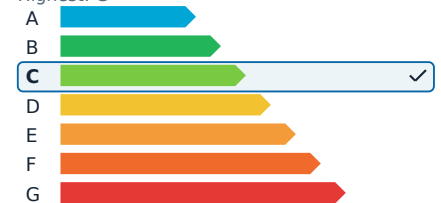
Key details

Surface area	89 m²
Bedrooms	2
Floor	Ground
Lift	Yes
Outside space	No

DPE (Energy)

C

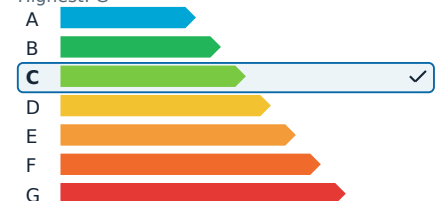
Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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