Two-bedroom apartment in Carre d'Or

€685,000

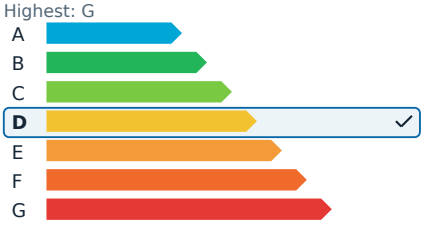
Carre d'Or · 2 bedrooms · 70 m² in size

Key details

Surface area	**70 m²**
Bedrooms	**2**
Floor	**1st**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€195 /mo**

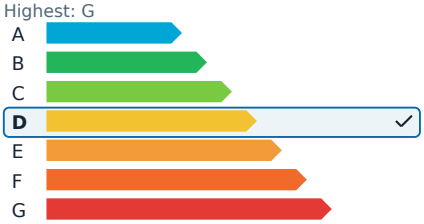
DPE (Energy) **D**

Lowest: A
Highest: G



GES (Emissions) **D**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or, this exquisite three-room apartment offers 70 square meters of refined living space within a beautifully maintained and secure bourgeois building dating back to 1912, complete with an elevator. The moment you enter, you'll be captivated by the tasteful and comprehensive renovation that utilizes high-quality materials while preserving the impressive ceiling height, which enhances the volume and light in every room. The living area features a spacious lounge with a fully equipped open kitchen, creating a modern and welcoming atmosphere for entertaining.

The sleeping area is designed for optimal comfort, with two elegant bedrooms, each boasting its own private bathroom. For added convenience, the apartment includes two toilets, one of which is separate, and a high-performance air conditioning system to ensure year-round comfort. This rare property combines the historical charm of a character building with high-end contemporary features, located just two minutes' walk from the Promenade des Anglais and the beaches. A cellar adds to the appeal of this exceptional property in one of the most sought-after areas of the Côte d'Azur. The apartment is currently undergoing renovation, with completion expected by the end of May or early June, and visits are possible. Please note that the photos are non-contractual.

Estimated annual energy expenses for standard use range from €1,701 to €2,301, indexed to the years 2021, 2022, and 2023, including subscriptions.

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