

Two-bedroom apartment in Carre d'Or

€519,000

Carre d'Or · 2 bedrooms · 116 m² in size



Description

In the vibrant Carré d'Or district of Nice, just 400 meters from the sparkling Mediterranean Sea, this unique top-floor apartment is a true gem. Situated in an elegant building, this residence is accessible by elevator up to the fourth floor. The apartment itself is full of character, featuring charming exposed beams and a distinctive mansard roof. It offers a spacious 116 square meters of floor space, with nearly 50 square meters meeting the Carrez law standards.

Upon entering, you'll find a welcoming living area with an open-plan kitchen that includes a central island, perfect for both cooking and entertaining. The main bedroom is well-appointed with a wall wardrobe and two large closets, providing ample storage space. The bathroom is equipped with both a bath and a shower, along with a

toilet, and there is a separate laundry area and an additional toilet with a hand basin. Two mezzanines house cozy double-bed bedrooms, adding to the apartment's unique layout.

The property is bathed in natural light, thanks to 12 Velux windows facing south and west, all equipped with voice-controlled electric shutters, offering stunning views over the rooftops. Modern conveniences include home automation, reversible air conditioning, double glazing, and plenty of storage solutions tucked under the eaves. This apartment is a must-see for those seeking a distinctive home in a prime location.

Agency fees of 5% are included and are the responsibility of the seller.

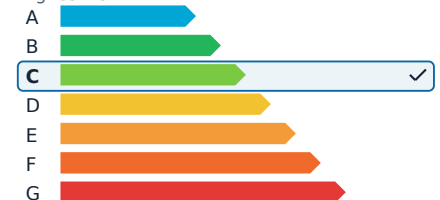
Key details

Surface area	116 m²
Bedrooms	2
Floor	Ground
Lift	Yes
Outside space	No
Monthly charges	€115 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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