

# Two-bedroom apartment in Carre d'Or

€1,277,000

Carre d'Or · 2 bedrooms · 83 m<sup>2</sup> in size



## Description

In the vibrant heart of the Carré d'Or, just steps away from the Promenade des Anglais, this superb three-room apartment offers both luxury and convenience. With a generous 92 m<sup>2</sup> of space, the apartment is bathed in sunlight throughout the day, enhanced by a balcony that provides a clear view of the surroundings. The property is in excellent condition, featuring a large living room that opens onto the south-facing balcony and a beautifully equipped American kitchen. The sleeping area includes a first bedroom with high ceilings, a modern bathroom with an exterior view, and a spacious master bedroom with a real dressing room, also opening onto the balcony. This apartment skillfully blends the charm of traditional architecture, with its high ceilings and large windows, with the benefits of modern renovations.

The apartment is part of a co-ownership comprising 12 lots. The average share of the forecast budget is €1,600 per year, and there are no ongoing legal proceedings. The energy efficiency rating is class C, with a climate class of A. Estimated annual energy expenses for standard use, based on 2021 energy prices, range between €650 and €950. Agency fees are payable by the seller.

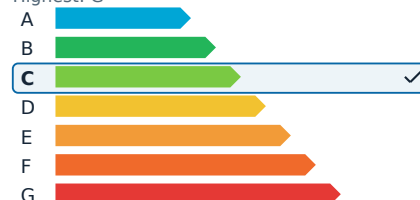
## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 83 m <sup>2</sup> |
| Bedrooms        | 2                 |
| Floor           | 2nd               |
| Lift            | Yes               |
| Outside space   | Balcony           |
| Monthly charges | €133 /mo          |

## DPE (Energy)

C

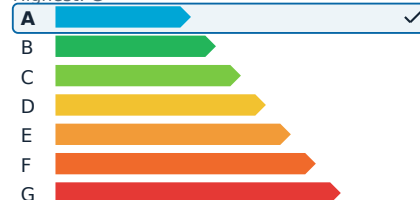
Lowest: A  
Highest: G



## GES (Emissions)

A

Lowest: A  
Highest: G



## Two-bedroom apartment in Carre d'Or

€1,277,000

Carre d'Or · 2 bedrooms · 83 m<sup>2</sup> in size



## Two-bedroom apartment in Carre d'Or

€1,277,000

Carre d'Or · 2 bedrooms · 83 m<sup>2</sup> in size

