

Two-bedroom apartment in Carre d'Or €1,296,000

Carre d'Or · 2 bedrooms · 107 m² in size



Description

This spacious 107.35 m² apartment on the third floor of a building with a caretaker is positioned along the iconic Promenade des Anglais, offering an enviable sea view. The main living area, which combines the living room and kitchen, spans over 40 m² and opens to the outside, allowing residents to enjoy the Mediterranean vista from the comfort of their home. A terrace extends from the living room, providing an ideal spot to soak in the ambiance of the Promenade.

The sleeping quarters are thoughtfully separated from the living spaces, featuring two bedrooms and an additional sleeping area that can be adapted as a third bedroom, office, or extra space as needed. The apartment includes a bathroom, a shower room with a toilet, and an independent toilet for added convenience.

The layout promotes smooth circulation throughout the apartment, maintaining a clear distinction between living areas and the private sleeping quarters. The generous space allows for family living while offering the potential for modernization according to the buyer's vision.

Additional amenities include a cellar, and there is the option to purchase a parking space on rue d'Halévy for an additional 100,000 euros, just a short walk away.

With its prime location on the Promenade des Anglais, stunning sea views, and the advantage of a caretaker, this apartment presents a valuable opportunity for a primary residence, a seaside retreat, or an investment project in Nice.

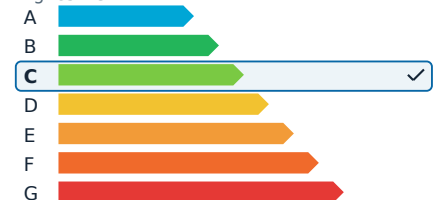
Key details

Surface area	107 m²
Bedrooms	2
Floor	3rd
Lift	No
Outside space	Terrace
Monthly charges	€382 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

C

Lowest: A
Highest: G



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