

Two-bedroom apartment in Carre d'Or

€466,400

Carre d'Or · 2 bedrooms · 82 m² in size



Description

This spacious 3-room apartment, located on Rue de France in the highly desirable Carré d'Or area of Nice, offers an exceptional living experience. Just moments from the beach, tram, shops, and pedestrian zones, the location provides unparalleled convenience and a vibrant lifestyle. The apartment is situated on the 2nd floor of a building with an elevator, boasting 82 square meters of space ready to be transformed into your dream home.

The property features balconies off both the living room and bedroom, providing a charming view of Rue de France. The apartment is equipped with double glazing and includes an independent kitchen on the south side with a second balcony. Additional amenities include a bathroom with a toilet, a separate shower room, and an independent toilet, along with a cellar for extra storage.

This neighborhood is lively and practical, offering easy access to all necessities on foot, making it an ideal place for daily living. The property is part of a co-ownership, emphasizing a community-oriented environment.

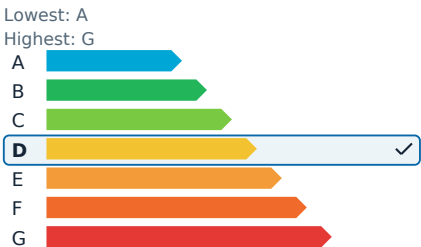
The property is part of a co-ownership with 21 lots designated for residential use. The annual share of charges amounts to €3,000. The energy efficiency rating is D, with estimated housing energy costs ranging between €1,230 and €1,720. Agency fees are included in the seller's charge.

Key details

Surface area	82 m²
Bedrooms	2
Floor	2nd
Lift	Yes
Outside space	No

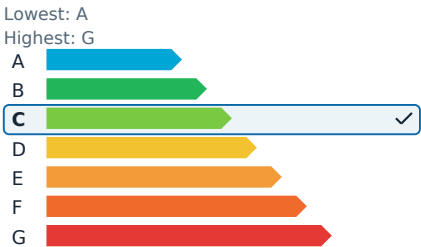
DPE (Energy)

D



GES (Emissions)

C



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