

Two-bedroom apartment in Carre d'Or

€550,000

Carre d'Or · 2 bedrooms · 64 m² in size



Description

This splendid three-room apartment is set on the third floor of a charming building on the renowned pedestrian street in the heart of Nice. Just a short stroll from the beaches, it offers immediate access to shops and restaurants, making it an ideal spot for both relaxation and convenience. The apartment spans 64 square meters and features a spacious, sunlit living room with a fully equipped open kitchen. The living area opens onto a beautiful south-facing terrace, perfect for enjoying quiet meals or soaking up the sun.

Inside, you'll find two large bedrooms measuring 21 and 11 square meters, along with a bathroom that includes a toilet. The apartment offers ample storage space and is fully air-conditioned, enhancing comfort throughout the year. Its charm makes it an excellent pied-à-terre or a promising rental investment.

The location is ideal for enjoying the vibrant life of Nice, with shops and amenities right at your doorstep. The tram and bus stations are just steps away, and the historic old town, including Cours Saleya and the flower market, is only a few minutes' walk. The famous Promenade des Anglais and the beaches are also nearby. Nice Airport is a 15-minute drive away, and a direct tram from the airport to the city takes about 30 minutes. From the Jean Médecin tram station, the apartment is a mere 5 to 10-minute walk.

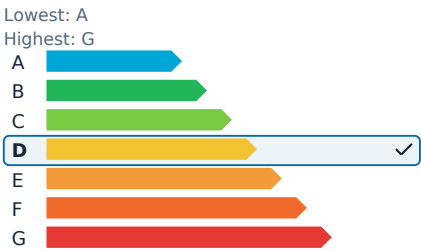
Monthly management costs are 192€. The average annual energy expenses range between 850 and 1220 euros. The agency fees, which are 4.76% of the final sale price, are included in the price and are payable by the buyer.

Key details

Surface area	64 m²
Bedrooms	2
Floor	3rd
Lift	No
Outside space	Terrace
Monthly charges	€192 /mo

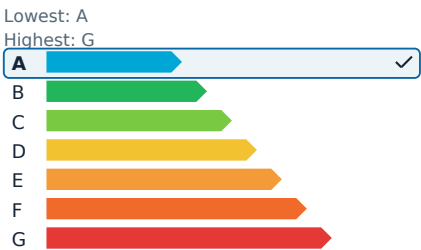
DPE (Energy)

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GES (Emissions)

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