

Three-bedroom apartment in Carre d'Argent €620,000

Carre d'Argent · 3 bedrooms · 77 m² in size



Description

In the heart of the Carré d'Or on rue du Maréchal Joffre, this bright and cross-ventilated apartment offers a prime location near Place Masséna and the tramway. Just a short stroll away, you'll find the Promenade des Anglais, along with a variety of shops, restaurants, and cinemas. This superb four-room apartment spans 77 square meters according to the Carrez law, with a total floor area of 80 square meters, and is situated on the first floor of a well-maintained building equipped with an elevator.

The apartment features a generous ceiling height of three meters, adorned with moldings and traditional terracotta tiles. Its layout includes an entrance hall, a spacious and luminous living room, and three bedrooms with built-in wardrobes measuring 15 square meters, 10 square meters, and 10 square meters respectively. The

property also boasts an independent kitchen, a bathroom, separate WC, and ample integrated storage. Heating is provided by an individual gas system, ensuring comfort throughout the year.

Monthly management costs are 200 euros, covering cold water, maintenance of common areas, and elevator expenses. The property tax amounts to 1300 euros annually.

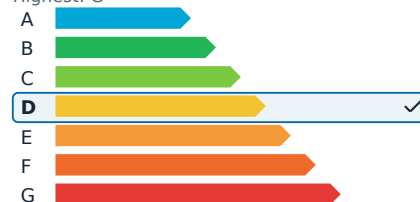
Key details

Surface area	77 m²
Bedrooms	3
Floor	1st
Lift	Yes
Outside space	No
Monthly charges	€200 /mo

DPE (Energy)

D

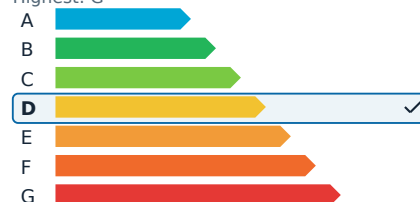
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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