Three-bedroom apartment in Carre d'Or

€855,000

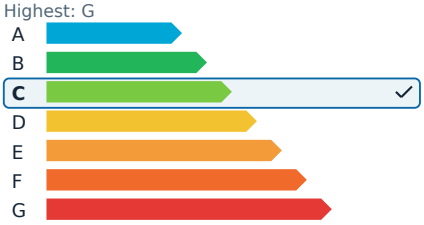
Carre d'Or · 3 bedrooms · 94 m² in size

Key details

Surface area	**94 m²**
Bedrooms	**3**
Floor	**2nd**
Lift	**Yes**
Outside space	**Balcony**
Monthly charges	**€304 /mo**

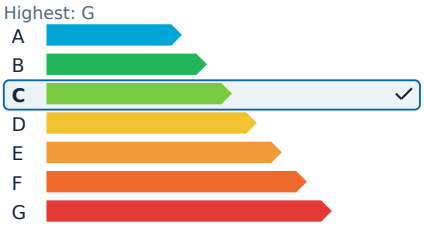
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **C**

Lowest: A
Highest: G



Description

In the heart of Nice's prestigious Carré d'Or, this beautiful apartment is set within a charming bourgeois building. The spacious four-room layout features a bright living room with a fireplace that opens onto a tranquil balcony, a large separate kitchen that is fully fitted, and three lovely bedrooms, each with their own peaceful balconies overlooking greenery. The property also includes a bathroom with laundry facilities and a separate toilet. The apartment is in excellent condition, offering generous spaces with a perfect blend of classic charm and modern comfort, highlighted by high ceilings, decorative moldings, and solid wood flooring.

Additional features include reversible air conditioning, double glazing, a reinforced door, and a videophone system. A cellar provides extra storage space. This rare and sought-after address is ideally located near the Promenade des Anglais, shops, and a tram line connecting the airport to the Port of Nice.

The property is part of a co-ownership comprising 32 lots, with 16 dedicated to residential use. There are no ongoing legal proceedings. The annual charges amount to 3,648 euros.

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