

Three-bedroom apartment in Carre d'Or €1,099,000

Carre d'Or · 3 bedrooms · 103 m² in size



Description

In the prestigious Carré d'Or district of Nice, a superb 3/4 room bourgeois apartment awaits on the 5th and top floor of a magnificent Belle Époque building. From the moment you step inside, the double living room, filled with natural light, captures your attention. This south-facing living space, featuring a 9 m² balcony, is both bright and inviting. The apartment spans 103.18 m² under the Carrez law, with a total living space of 125.78 m². It includes a spacious 35 m² double living room, perfect for entertaining, two beautiful bedrooms, and a versatile living room or office that can serve as a third bedroom. A modern, fully equipped kitchen and two bathrooms with WC add to the property's appeal.

The apartment masterfully combines the charm of the old, with high ceilings, moldings, solid parquet flooring, and a fireplace, with modern comforts such as double glazing and air conditioning.

Additionally, two fitted attics provide extra living space. One attic is converted into an office, while the other, measuring 17 m², offers a separate bedroom with a shower room, ideal for guests or a teenager. There is potential to connect this attic to the main apartment, creating a unique living arrangement. A 16 m² cellar further complements this exceptional property.

Energy Efficiency Rating: D (187 kWh/m²/year) and D (31 kgCO₂/m²/year). Annual charges amount to 2,100 EUR, and the property tax is 2,198 EUR. Agency fees are payable by the seller. There are no ongoing legal proceedings.

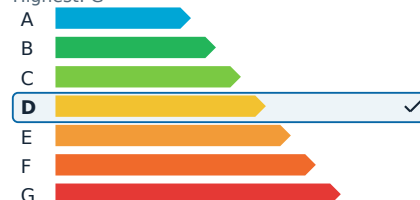
Key details

Surface area	103 m²
Bedrooms	3
Floor	5th
Lift	Yes
Outside space	Balcony
Monthly charges	€175 /mo

DPE (Energy)

D

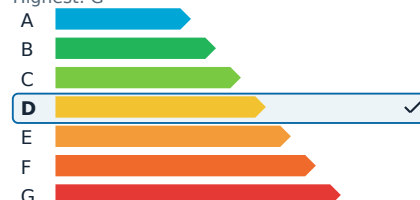
Lowest: A
Highest: G



GES (Emissions)

D

Lowest: A
Highest: G



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