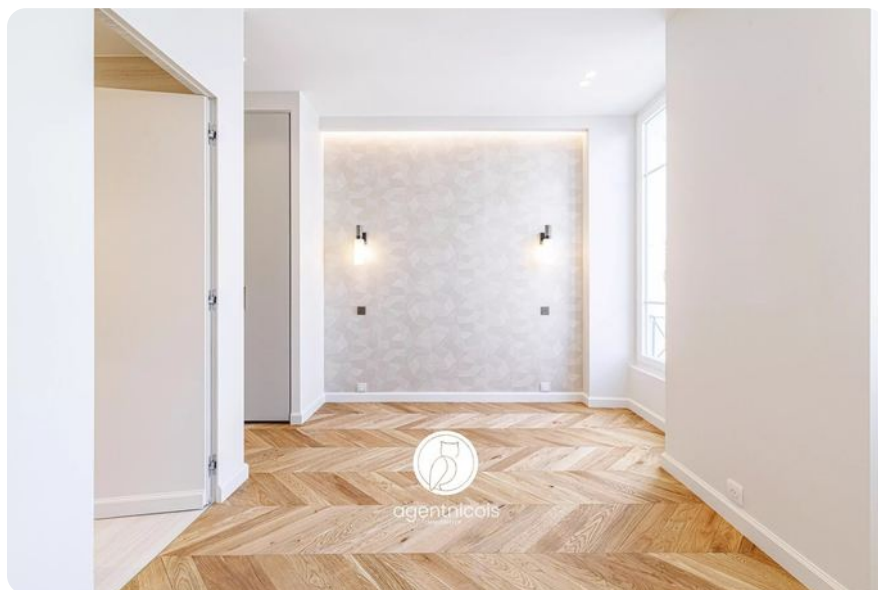


Three-bedroom apartment in Carre d'Or €1,450,000

Carre d'Or · 3 bedrooms · 121 m² in size



Description

In the vibrant heart of Nice's Carré d'Or, the Ambassador Residence stands as a testament to refined living. This beautifully renovated 121 m² apartment boasts a thoughtful design, featuring a spacious layout with four rooms and a long balcony offering unobstructed views. The sunlit living area, facing south, includes a generous 50 m² living and dining room with a modern kitchen and central island, all seamlessly connected to the balcony.

The apartment's layout ensures privacy and comfort, with a corridor leading to a separate sleeping area. The master suite is a retreat of its own, complete with a private bathroom, double sinks, a dressing room, and its own balcony with a clear view. Two additional bedrooms come with custom storage and private bathrooms, while a guest toilet adds convenience.

This property exudes charm and tranquility, enhanced by its prime location near the sea, tram lines, and the bustling shops of Carré d'Or. A cellar provides additional storage, and there is an option for rental parking.

The seller will cover the agency fees. This property is part of a co-ownership regime with 44 lots. There are no ongoing legal proceedings. The energy efficiency of the property is rated at 110 kWh/m² per year, with greenhouse gas emissions at 16 kgCO₂/m² per year. Estimated annual energy costs range between €860 and €1180.

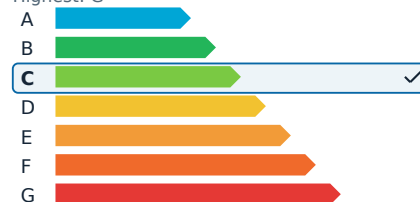
Key details

Surface area	121 m ²
Bedrooms	3
Floor	3rd
Lift	Yes
Outside space	Balcony
Monthly charges	€280 /mo

DPE (Energy)

C

Lowest: A
Highest: G



GES (Emissions)

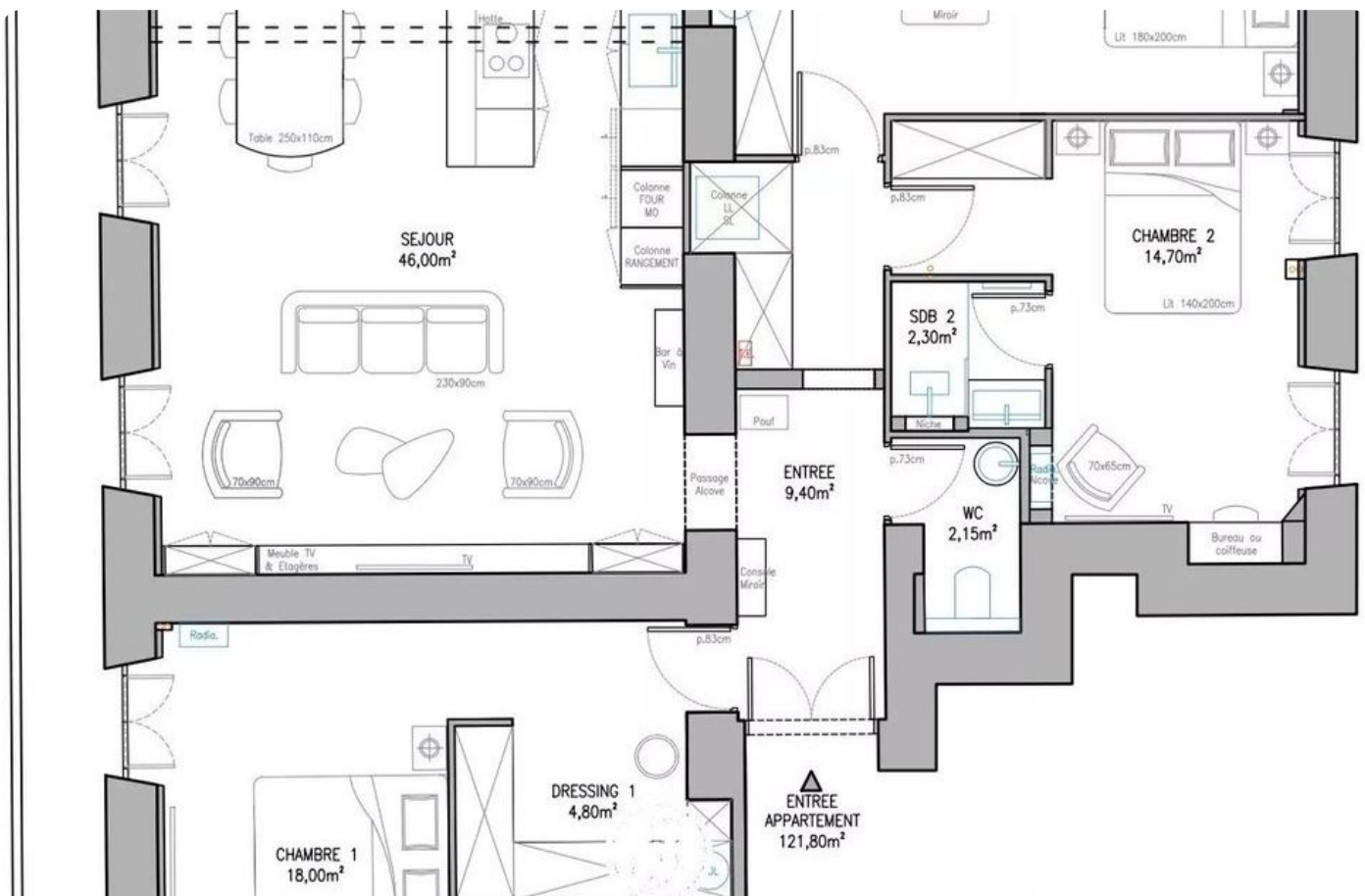
C

Lowest: A
Highest: G



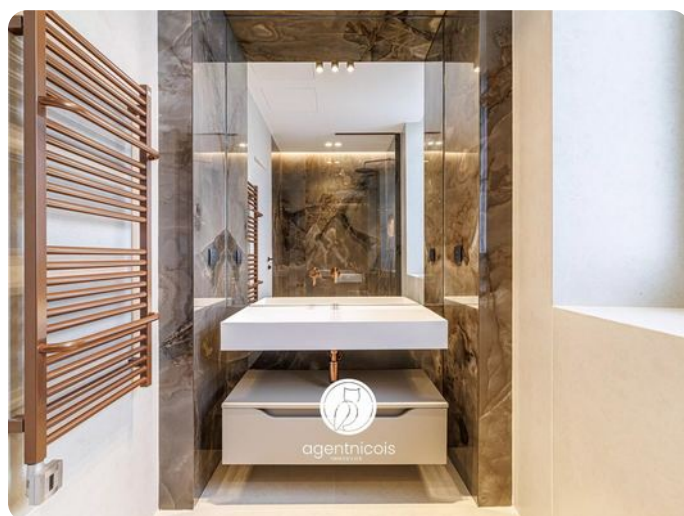
Three-bedroom apartment in Carre d'Or €1,450,000

Carre d'Or · 3 bedrooms · 121 m² in size



Three-bedroom apartment in Carre d'Or €1,450,000

Carre d'Or · 3 bedrooms · 121 m² in size



Three-bedroom apartment in Carre d'Or €1,450,000

Carre d'Or · 3 bedrooms · 121 m² in size

