

Three-bedroom apartment in Carre d'Or

€970,000

Carre d'Or · 3 bedrooms · 109 m² in size



Description

This elegant 4-room apartment spans 109.96 square meters and is situated on the first floor of a distinguished bourgeois building. It boasts a prime location in the sought-after Carré d'Or neighborhood, offering a vibrant lifestyle with everything within walking distance. The property is just a stone's throw from the Promenade des Anglais and the sea, with easy access to buses and trams, making commuting a breeze. Nearby green spaces and the convenience of downtown shopping add to the appeal of this residence.

The apartment features a spacious living room, dining area, and kitchen covering 47.57 square meters, along with three bedrooms, two bathrooms, and a laundry room. A small balcony and a cellar in

the basement complete the property. The apartment's highlights include its cross-ventilation, impressive ceiling height, and a serene atmosphere. It is in excellent condition, equipped with a modern American kitchen featuring high-end appliances, an electric fireplace, and secure entry with a five-point reinforced door and alarm system. Two bedrooms have shuttered windows, while another has an electric blind.

The residence itself is part of a well-regarded area known for its premium location and pedestrian-friendly environment. It is close to the sea and surrounded by green spaces, with excellent connectivity to public transport.

The monthly management cost is 176 EUR, covering general charges, maintenance of common areas, and contributions to the Alur fund. The property is part of a co-ownership with 46 lots, 22 of which are residential. The annual average charges are approximately 2,112 EUR. There are no ongoing legal proceedings. The energy efficiency rating is DPE D (203) - GES B (8), with estimated annual energy expenses ranging from 2,060 EUR to 2,820 EUR. Agency fees are included in the sale price and are the responsibility of the seller.

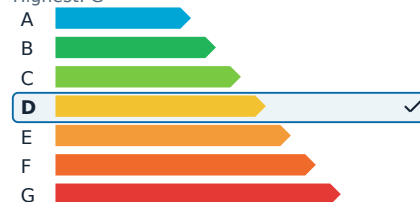
Key details

Surface area	109 m²
Bedrooms	3
Floor	1st
Lift	Yes
Outside space	No
Monthly charges	€176 /mo

DPE (Energy)

D

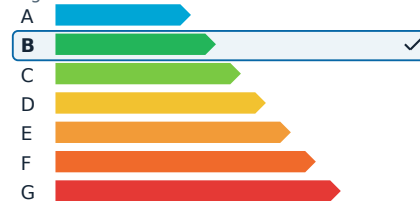
Lowest: A
Highest: G



GES (Emissions)

B

Lowest: A
Highest: G



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 **Instagram**
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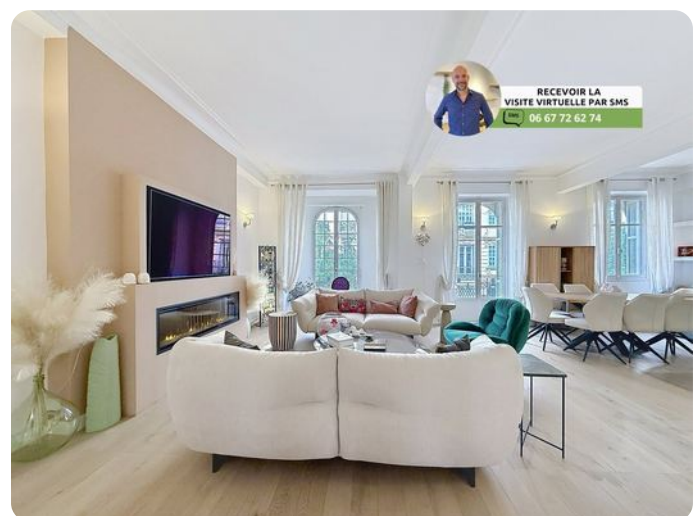
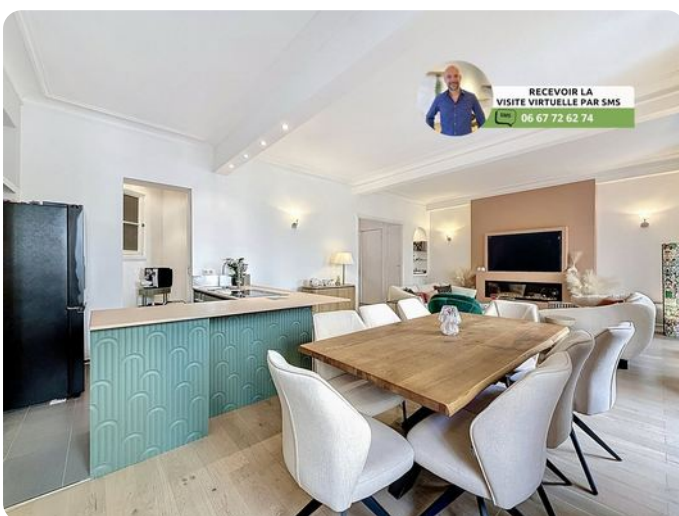


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