

Four-bedroom apartment in Carre d'Or €2,150,000

Carre d'Or · 4 bedrooms · 190 m² in size



Description

In the heart of Nice's prestigious Carré d'Or, this rare 190 sqm apartment offers an exceptional opportunity on a high floor in one of the city's most desirable areas. Upon entering, the generous space is immediately apparent, with a spacious living room featuring marble flooring and abundant natural light. This area extends seamlessly to a pleasant terrace, providing a breath of fresh air right in the city center.

The kitchen, currently separate, offers the potential to be integrated with the living area, creating a large, contemporary space perfect for entertaining. The property includes four bedrooms, two bathrooms, and three WCs, making it an ideal setup for a family home or a luxurious pied-à-terre. While some refreshing and updating are needed, this allows for personalization and the chance to unlock the full potential of this unique property.

The apartment's generous proportions, elevated position, terrace, and prime location make it a rare find in one of Nice's most iconic neighborhoods. This is an exceptional opportunity for those seeking

a prestigious address in the Carré d'Or, ready to be reimaged and transformed into a true gem.

The agency fees are the responsibility of the seller. The property is part of a co-ownership with a single lot and no ongoing legal proceedings. The annual management charges are estimated at €6,200. The energy efficiency rating is 129 kWhEP/m²/year, with a greenhouse gas score of 28 kgepCO2/m²/year. Estimated annual energy costs for standard usage range from €870 to €1,230, based on 2023 energy prices.

Key details

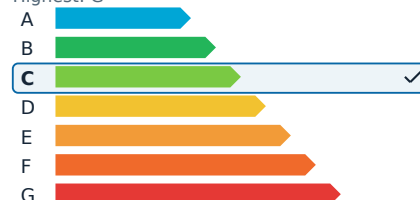
Surface area	190 m²
Bedrooms	4
Floor	2nd
Lift	No
Outside space	Terrace
Monthly charges	€517 /mo

DPE (Energy)

C

Lowest: A

Highest: G

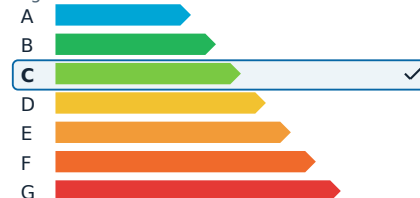


GES (Emissions)

C

Lowest: A

Highest: G



Four-bedroom apartment in Carre d'Or

€2,150,000

Carre d'Or · 4 bedrooms · 190 m² in size



Four-bedroom apartment in Carre d'Or

€2,150,000

Carre d'Or · 4 bedrooms · 190 m² in size

