Studio apartment in Carre d'Or

€409,000

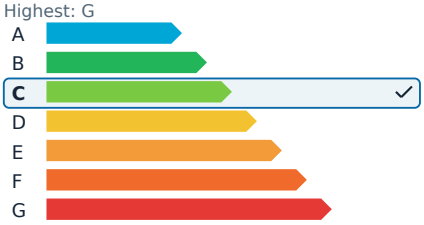
Carre d'Or · Studio · 57 m² in size

Key details

Surface area	**57 m²**
Bedrooms	**Studio**
Floor	**Ground**
Lift	**Yes**
Outside space	**No**
Monthly charges	**€199 /mo**

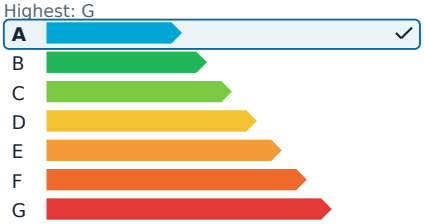
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the prestigious Le Square Royal residence, a grand property with a caretaker, this superb 57 m² apartment offers a unique living experience. Designed with a loft spirit, it is situated on the ground floor, providing direct and private access to the famous Promenade des Anglais and the beach. The apartment is cleverly optimized and features an entrance, a warm living area with a semi-open kitchen, two sleeping areas, a bathroom with a shower and toilet, and an additional separate toilet. Renovated in 2021, it offers a contemporary haven that is both peaceful and secluded, located on a quiet dead-end street. A cellar is included with this property.

The location is ideal, with immediate proximity to shops, public transport, and all necessary amenities. The estimated annual energy costs for standard use range from 745 to 1009 euros, based on rates

from 2021 to 2023, including subscriptions.

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