

# One-bedroom apartment in Carre d'Or

€370,000

Carre d'Or · 1 bedroom · 31 m<sup>2</sup> in size



## Description

In the heart of Nice's prestigious Carré d'Or, this two-room apartment offers a prime location on the top floor of an elegant residence. Perfectly positioned for those who enjoy the convenience of walking to nearby beaches and pedestrian areas, the property features a terrace with a lovely view. The apartment also includes a cellar, adding to its practical appeal.

Whether you're looking to invest or settle down, this property promises significant returns or a welcoming home environment. The apartment is in excellent condition, boasting spacious interiors. The vibrant neighborhood enhances the living experience, with a plethora of restaurants, shops, and beaches just steps away from the building.

The property consists of 2 lots and is part of a co-ownership of 45 lots. The average annual management cost is €1,680, and the seller is responsible for the agency fees. There are no ongoing legal proceedings concerning the co-ownership.

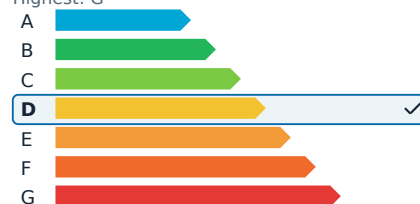
## Key details

|                 |                   |
|-----------------|-------------------|
| Surface area    | 31 m <sup>2</sup> |
| Bedrooms        | 1                 |
| Floor           | 6th               |
| Lift            | No                |
| Outside space   | No                |
| Monthly charges | €140 /mo          |

## DPE (Energy)

D

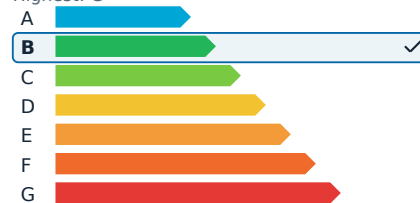
Lowest: A  
Highest: G



## GES (Emissions)

B

Lowest: A  
Highest: G



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