

One-bedroom apartment in Carre d'Or

€536,000

Carre d'Or · 1 bedroom · 70 m² in size



Description

This charming apartment is situated on the top floor of an elegant bourgeois building with an elevator, offering a living space of 70 square meters. The property is filled with character, featuring ceiling moldings, a fireplace, and impressive high ceilings. The apartment includes a spacious entrance, a south-facing double living room of 31 square meters, an independent kitchen, a large, quiet bedroom of 14 square meters overlooking an inner courtyard, and a bathroom with a window.

Its prime location across from the Negresco Hotel provides a lateral view of the Masséna Museum park, allowing easy access to the sea and nearby shops while enjoying a peaceful environment. This

property is ideal as a pied-à-terre or investment, with seasonal rental options like Airbnb permitted. Additionally, a cellar is included with the apartment.

The property is part of a co-ownership with 10 lots. The annual share of charges amounts to €3,192. There are no ongoing legal proceedings. The energy efficiency rating is C, with estimated annual energy expenses ranging from €823 to €1,113 based on 2021 energy prices. Agency fees are included in the seller's charges.

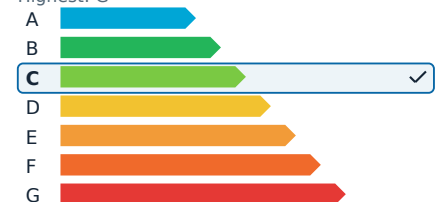
Key details

Surface area	70 m²
Bedrooms	1
Floor	4th
Lift	Yes
Outside space	No
Monthly charges	€266 /mo

DPE (Energy)

C

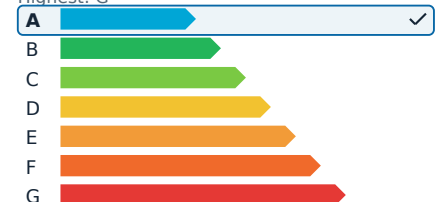
Lowest: A
Highest: G



GES (Emissions)

A

Lowest: A
Highest: G



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