1 room in Carre d'Or

€225,000

Carre d'Or · 1 room · 20 m² in size



Key details

Surface area	**20 m²**
Rooms	**1**
Floor	**2nd**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **D**

Lowest: A
Highest: G

A	
B	
C	
D	✓
E	
F	
G	

GES (Emissions) **B**

Lowest: A
Highest: G

A	
B	✓
C	
D	
E	
F	
G	

Description

In a tranquil and preserved street between rue de la Buffa and rue de France, this discreet address offers a studio with a truly unique character. The charm of this property is undeniable, inviting you to explore its distinctive personality.

Designed as a collector's interior, the apartment features brushed Stucco finishes, captivating patterned wallpapers, and decor sourced from around the world. This creates an intimate and lively retreat just steps away from the vibrant heart of Nice.

The layout is intuitive, with an entrance leading into the living area, complemented by a semi-independent kitchen that adds to everyday comfort. However, the real highlight of this apartment is its outdoor space. With more than 30 square meters of terrace, a true rarity in the neighborhood, it is divided into several distinct areas, including a relaxation corner and a dining area, adaptable to your desires and the seasons.

With well-managed co-ownership charges, this property stands out as an obvious opportunity, whether for a secondary residence or a rental investment in one of the most sought-after areas of Nice.

The apartment has an energy efficiency rating of D, with annual charges amounting to €767.83. It is part of a co-ownership with 17 lots.

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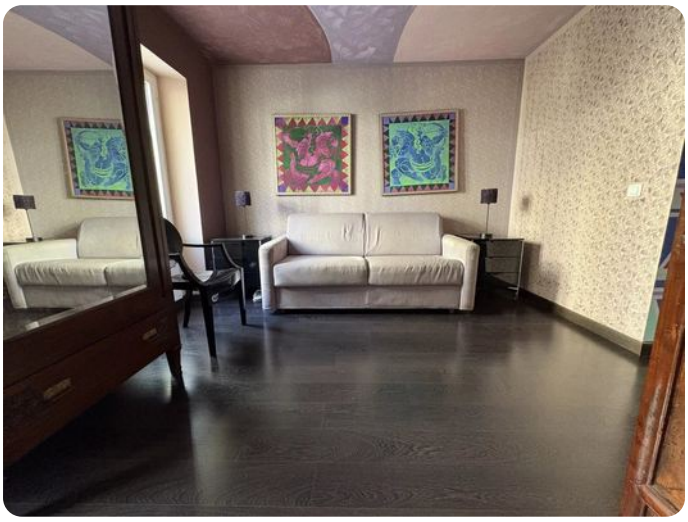











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