1 room in Carre d'Or

€295,000

Carre d'Or · 1 room · 26 m² in size



Key details

Surface area	**26 m²**
Rooms	**1**
Lift	**Yes**
Terrace	**Yes**

DPE (Energy) **E**

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 the heart of the Carré d'Or, a premium and highly sought-after area, this studio offers a prime location just steps away from Place Masséna. Tucked away on a quiet street, the property provides a peaceful urban retreat.

Perched on the top floor of a well-maintained building, the 26.33 m² studio is bathed in natural light thanks to its south-facing orientation. A rare find in this area, it boasts a delightful 10 m² terrace. Inside, the studio features a spacious living area, a fully equipped open kitchen with a bar, and an elegant shower room with a WC. Modern conveniences include double glazing, air conditioning, and electric roller shutters and blinds. The studio is sold furnished, ready for immediate occupancy or rental.

Conveniently located just a short walk from transport links, the Old Town, and the Promenade des Anglais, this property offers a vibrant urban lifestyle balanced with tranquility. It is an excellent choice for a primary residence, a pied-à-terre, or a rental investment in one of the city's most desirable neighborhoods.

The co-ownership comprises 25 lots for residential use. The share of annual charges is €1,080. The energy efficiency rating is D, with estimated annual housing energy costs ranging from €490 to €664. There are no ongoing legal proceedings to our knowledge, and the agency fees are included in the seller's charge.

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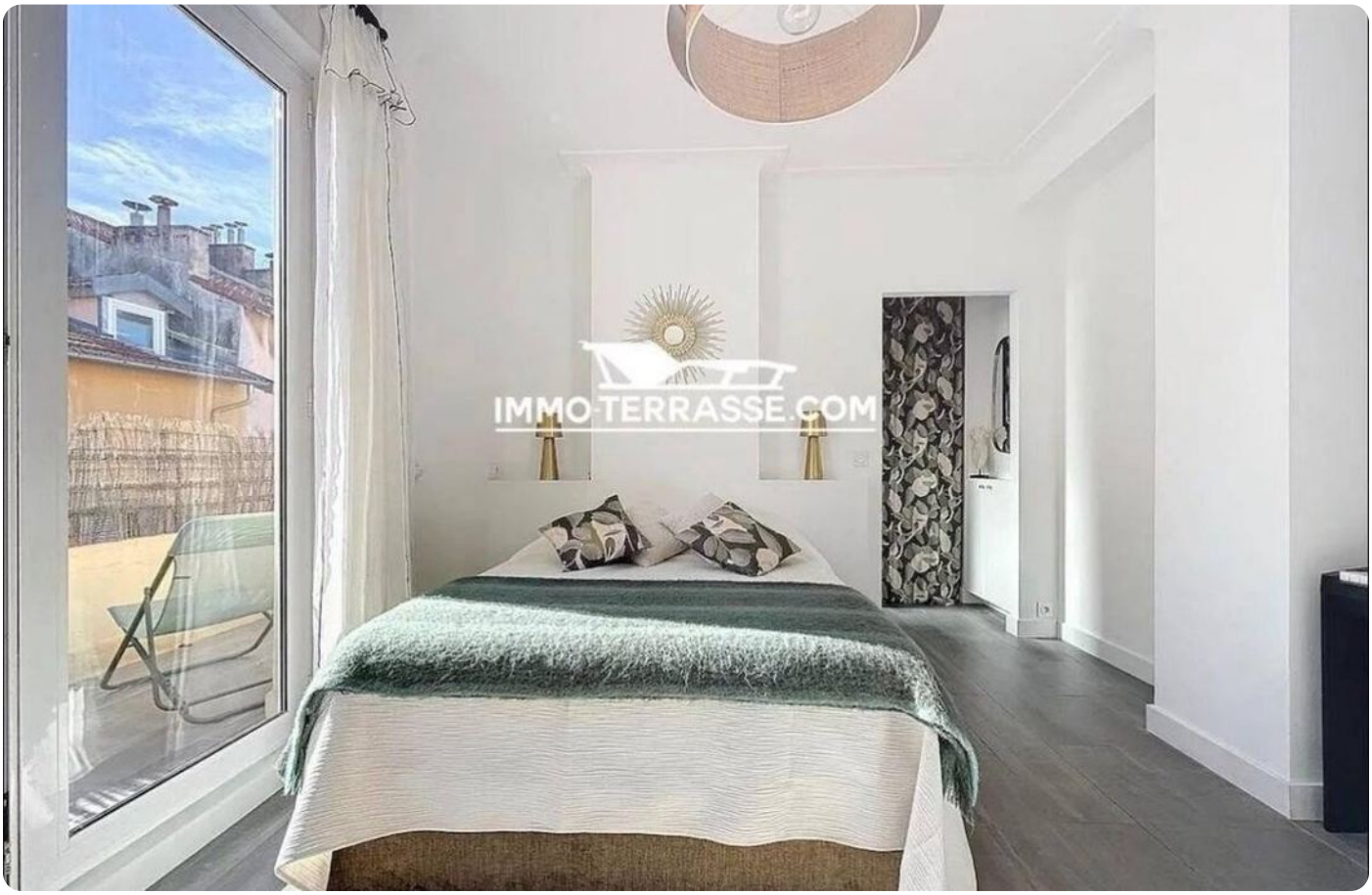

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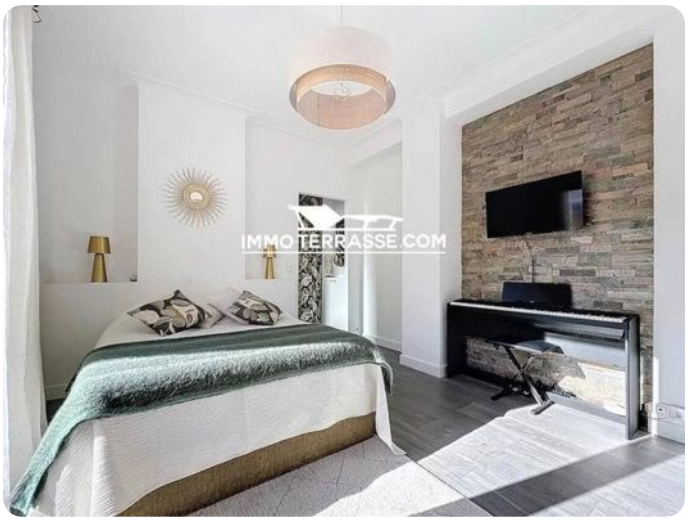



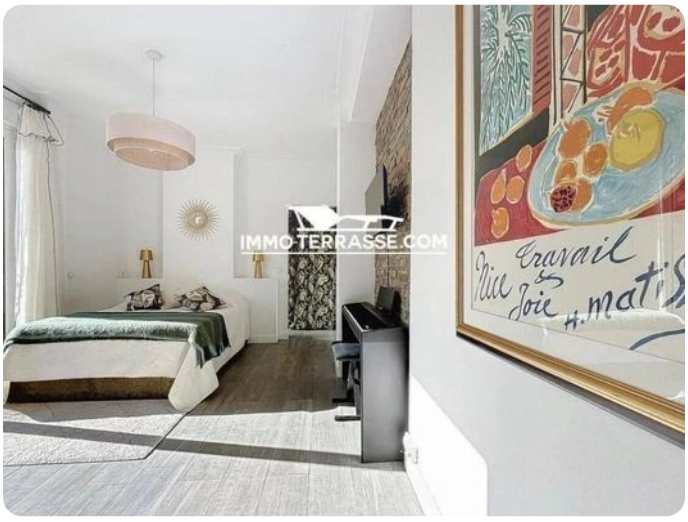







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