1 room in Carre d'Or

€254,000

Carre d'Or · 1 room · 28 m² in size

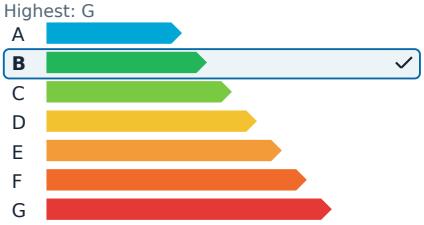


Key details

Surface area	**28 m²**
Rooms	**1**
Floor	**5th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€624 /yr**

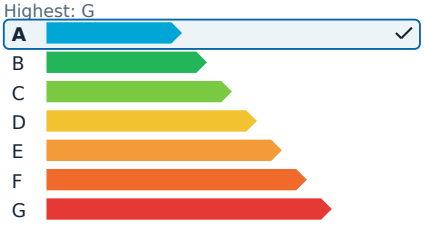
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

In the heart of the Carré d'Or, just behind the iconic Negresco, this 28.70 m² studio offers a prime location on the 5th floor with elevator access. A short walk will take you to the Promenade des Anglais and the sea, placing you in a highly sought-after area with shops, restaurants, and public transport right at your doorstep. The apartment features a bright living space with a partially equipped kitchen, a bathroom with a toilet, and a south-facing balcony of 1.85 m². It is equipped with reversible air conditioning and double glazing, and boasts an excellent energy efficiency rating of B.

This property combines an enviable address, high floor, elevator, outdoor space, southern exposure, and outstanding energy performance—a rare combination for a compact space in the Carré d'Or. It is ideal for use as a primary residence, a pied-à-terre, or an investment opportunity. The property allows for furnished rentals, though tourist or seasonal rentals are subject to local regulations and administrative approvals in Nice. The property tax is 926 €.

Monthly management costs are approximately 52 €. The energy efficiency rating is B, with a DPE score of 117 kWhEP/m²/year and a GES score of 4 kgepCO2/m²/year. Estimated annual energy expenses range from 420 € to 568 €. The agency fees are covered by the seller. There are 48 lots in the co-ownership, with no ongoing legal proceedings. The annual forecasted charges are 624 €.

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