1 room in Carre d'Or

€409,000

Carre d'Or · 1 room · 57 m² in size



Key details

Surface area	**57 m²**
Rooms	**1**
Lift	**Yes**
Annual charges	**€2,384 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

- A
- B
- **C** ✓
- D
- E
- F
- G

GES (Emissions) **A**

Lowest: A
Highest: G

- **A** ✓
- B
- C
- D
- E
- F
- G

Description

In the prestigious Le Square Royal residence, this superb 57 m² apartment offers a loft-like atmosphere in the heart of Nice's Carré d'Or. Situated on the ground floor, it boasts direct and private access to the Promenade des Anglais and the beach. The thoughtfully optimized space includes an entrance, a warm living area with a semi-open kitchen, two sleeping areas, a bathroom with a shower and toilet, and an additional separate toilet. Renovated in 2021, the apartment provides a contemporary cocoon of tranquility, tucked away on a quiet dead-end street and shielded from prying eyes. A cellar is also included with the property.

The location is ideal, with immediate proximity to shops, public transport, and all necessary amenities.

The estimated annual energy expenses for standard usage range between €745 and €1009, based on the years 2021, 2022, and 2023, including subscriptions.

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