1 room in Carre d'Or

€189,000

Carre d'Or · 1 room · 22 m² in size



Key details

Surface area	**22 m²**
Rooms	**1**
Floor	**1st**
Annual charges	**€840 /yr**

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

Just 150 meters from the renowned Promenade des Anglais, this charming 22 m² studio offers a unique living experience within a former annex of the prestigious Hôtel Negresco. Situated on the first and last floor of a small, character-filled residence, this property provides a tranquil atmosphere while being conveniently close to local shops and public transport.

The studio is in impeccable condition, requiring no additional work. It features a cozy living room with a mezzanine area, a well-equipped independent kitchen, a modern bathroom, and monobloc reversible air conditioning. Sold fully furnished and equipped, this property is ideal for those seeking a high-demand furnished rental or a pied-à-terre just steps from the sea.

Energy efficiency is rated as D with greenhouse gas emissions at B. The estimated annual energy expenditure for standard use ranges between 554 euros and 760 euros, based on indices from 2021, 2022, and 2023. The co-ownership consists of 20 lots, with annual charges amounting to 940 euros. Agency fees are charged to the buyer.

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