# 1 room in Carre d'Or

**€199,900**

Carre d'Or · 1 room · 20 m² in size




## Key details

| | |
|---|---|
| Surface area | **20 m²** |
| Rooms | **1** |
| Floor | **2nd** |
| Annual charges | **€483 /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

This charming 21 m² studio is situated in the heart of Carré d'Or, one of Nice's most sought-after neighborhoods. Positioned just 100 meters from the sea, it offers a prime location for those who appreciate the vibrant city life combined with the tranquility of the coast. The studio is on the second floor of a well-maintained building, providing a bright and functional space perfect for a pied-à-terre or a high-demand rental investment.

The central location means all amenities are right at your doorstep, including shops, restaurants, and public transport, making day-to-day living convenient and enjoyable. The proximity to the beach adds to the appeal, offering a perfect blend of city and seaside living.

This property is part of a co-ownership comprising 28 lots, of which 21 are residential. The annual management charges amount to 483 euros, and there are no ongoing legal proceedings.

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