1 room in Carre d'Or

€175,000

Carre d'Or · 1 room · 19 m² in size

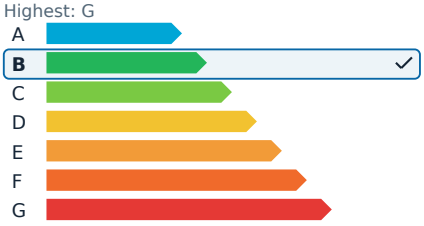


Key details

Surface area	**19 m²**
Rooms	**1**
Floor	**2nd**
Lift	**Yes**

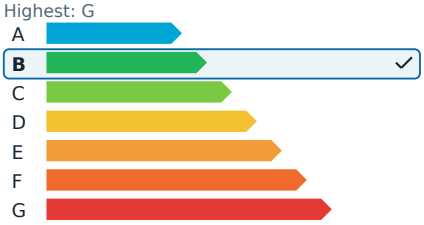
DPE (Energy) **B**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This charming studio is located in the prestigious Carré d'Or area of Nice, just a short stroll from the iconic Promenade des Anglais and the Palais de la Méditerranée. Situated on the second floor of a well-maintained and upscale building, the apartment is easily accessible via an elevator. Covering approximately 19 square meters, the space is efficiently designed with an open kitchen that flows into the main living area, a bathroom, and a separate toilet. Recently renovated and partially furnished, the studio also features ducted air conditioning for added comfort. It serves as an ideal pied-à-terre or investment opportunity on the French Riviera.

The property is part of a co-ownership consisting of 14 lots, with no ongoing legal proceedings. The energy efficiency rating is classified as B for both energy and climate. The estimated annual energy expenses for standard usage range from €246 to €368 for the years 2021, 2022, and 2023, including subscriptions. Agency fees are to be paid by the seller.

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