# 1 room in Carre d'Or

**€349,000**

Carre d'Or · 1 room · 30 m² in size




## Key details

| | |
|---|---|
| Surface area | **30 m²** |
| Rooms | **1** |
| Floor | **1st** |
| Lift | **Yes** |
| Terrace | **Yes** |

**DPE (Energy)** **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

**GES (Emissions)** **D**

Lowest: A
Highest: G

A
B
C
D ✓
E
F
G

## Description

This charming studio, sold furnished, is just 50 meters from the Promenade des Anglais, placing it in a prime location in the heart of Nice. It is part of a prestigious and secure building with an elevator. The studio is well-maintained, comfortable, and notable for its absolute calm, brightness, and functional layout. Large bay windows allow plenty of light to flood in, creating a spacious feel, and the unit features reversible air conditioning.

A major highlight of the property is the terrace, which extends the living space outdoors, perfect for enjoying sunny days, having a coffee in the sun, or relaxing in peace. The kitchen, though small, is efficiently designed and separate from the living area, maintaining a harmonious and well-organized space.

This studio combines many advantages with its exceptional location, just steps from the sea, shops, and restaurants. It's a rare find for those looking to fully enjoy the pleasant lifestyle of Nice in a sought-after setting. Ideal as a secondary residence or a pied-à-terre in Nice, short-term rentals are permitted.

The property is part of a co-ownership of 90 lots. There are no ongoing legal proceedings. Agency fees are the responsibility of the seller.

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