1 room in Carre d'Or

€259,000

Carre d'Or · 1 room · 36 m² in size



Key details

Surface area	**36 m²**
Rooms	**1**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,560 /yr**

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 studio apartment is perfectly positioned on the iconic Promenade des Anglais, offering excellent transport links with nearby tram and bus services. Local shops are within walking distance, and the airport is easily accessible, making it a convenient location for both residents and visitors.

Part of a well-maintained co-ownership with no pending works, the apartment is situated on the ground floor and features a mezzanine. The total area is 36 square meters, with 29 square meters under the Loi Carrez. The space is bright and well-organized, requiring some refreshing to reach its full potential. Upon entering, you are greeted by a living room and kitchen area that opens onto a pleasant balcony with views of the Promenade and the sea. The mezzanine offers practical sleeping arrangements with additional storage, and there is a bathroom with a toilet. The property is equipped with

double glazing and air conditioning for comfort.

A large cellar is included, providing additional storage space. Currently rented, the apartment will be available in February 2027, making it suitable for various purposes such as a primary residence, rental investment, or a secondary home.

Energy efficiency is rated at class D. The monthly management cost is 130€, which covers all expenses. The property is subject to co-ownership status, and the agency fees are the responsibility of the seller. There are no ongoing legal proceedings associated with this property.

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