1 room in Carre d'Or

€349,000

Carre d'Or · 1 room · 28 m² in size



Key details

Surface area	**28 m²**
Rooms	**1**
Lift	**Yes**
Annual charges	**€1,140 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

Description

This unique property is situated on the top floor of a charming bourgeois building, just 400 meters from the sea in the prestigious Carré d'Or area of Nice. Accessible by elevator up to the fourth floor, the apartment combines modern convenience with classic charm. It features exposed beams and a mansard roof, offering 28 square meters of living space according to the Carrez law and a total floor area of 64.7 square meters.

The entrance leads to the main living area with an open-plan, fully equipped kitchen. There is a bathroom with a shower and toilet, as well as a cozy mezzanine with a double bed and storage. The apartment is illuminated by six centrally controlled Velux windows facing south and west, all fitted with electric shutters.

Additional features include reversible air conditioning, double glazing, and ample storage space under the eaves. The location is ideal, close to all amenities and just a short walk from the beautiful Mediterranean coastline.

Agency fees of 5% are included and are the responsibility of the seller.

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