2 rooms in Carre d'Argent

€499,000

Carre d'Argent · 2 rooms · 52 m² in size

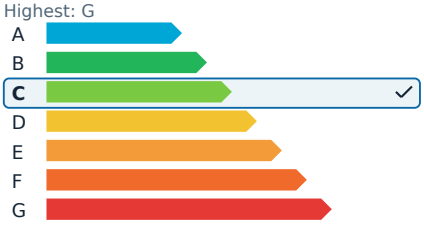


Key details

Surface area	**52 m²**
Rooms	**2**
Floor	**4th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€1,176 /yr**

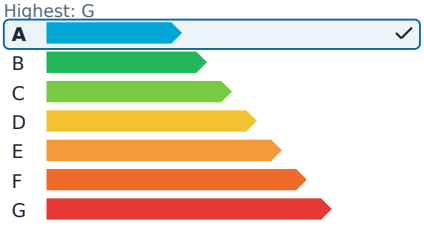
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This exquisite two-room apartment offers 52 square meters of living space in impeccable condition, filled with natural light and absolute tranquility. Situated in the highly sought-after Carré d'Or area, it is just a short stroll from the iconic Promenade des Anglais, the beach, the tramway, and a variety of amenities that make daily life convenient. Located on the fourth and top floor of a well-maintained building with an elevator, the apartment boasts a beautiful 38 square meter living area facing east. This space seamlessly integrates a fully equipped kitchen, a dining area, and a comfortable lounge.

The apartment also features a bedroom with built-in storage that opens onto a balcony, perfect for enjoying sunny days, and a functional bathroom with a toilet. This property is a rare find on the market, making it an ideal choice for an exceptional pied-à-terre or a high-potential rental investment.

Estimated annual energy expenses for standard use range between €782 and €1,058, indexed to the years 2021, 2022, and 2023, including subscriptions.

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