# 2 rooms in Carre d'Or

**€475,000**

Carre d'Or · 2 rooms · 47 m² in size




## Key details

| | |
|---|---|
| Surface area | **47 m²** |
| Rooms | **2** |
| Floor | **3rd** |
| Terrace | **Yes** |
| Cellar | **Yes** |
| Annual charges | **€1,392 /yr** |

**DPE (Energy)** **C**

Lowest: A
Highest: G

A
B
**C** ✓
D
E
F
G

**GES (Emissions)** **A**

Lowest: A
Highest: G

**A** ✓
B
C
D
E
F
G

## Description

Discover a charming two-room apartment in the heart of Nice's Carré d'Or, just steps away from the iconic Promenade des Anglais and the renowned Negresco Hotel. This delightful 47 m² residence, situated on the third floor with elevator access, offers a spacious living area with an open kitchen, a comfortable bedroom, and a modern bathroom. The terrace provides a lovely spot to enjoy the Nice climate with a partial sea view.

The apartment is in excellent condition and includes features such as air conditioning, double glazing, and electric shutters, ensuring a comfortable living experience. It also comes with a storage cellar. This property is perfect as a primary residence, a pied-à-terre, or a secondary home, located in one of Nice's most sought-after areas, close to the sea, shops, restaurants, and public transport.

This property is part of a co-ownership comprising 30 lots, with no ongoing legal proceedings. The monthly management cost is approximately €116. The energy efficiency rating is class C with an index of 121, and the climate rating is class A with an index of 3. Agency fees are covered by the seller.

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